

MARCH 13, 2007 MINUTES  
WARREN SELECTBOARD  
WARREN TOWN HALL  
7:00 PM

**MEMBERS PRESENT:** Mac Rood, Chair, Barry Simpson, Burt Bauchner, Kirstin Reilly, Erin Russell-Story (7:06 PM).

**OTHERS PRESENT:** Sheila Getzinger, Carol Groom, Kate Burn, John Donaldson, Miron Malboeuf, John Barkhausen, Anna Whiteside, Bill Maclay, Alex Maclay, TV 44, Cindi Hartshorn-Jones.

**7:00 PM** – Meeting called to order by Mr. Rood.

**7:05 PM – Executive Session** – Land Matter – Sheila Getzinger. Motion by Mr. Bauchner to go into executive session inviting Ms. Getzinger and Ms. Jones, second by Mr. Simpson. All in Favor 4-0.

**7:25 PM** – Motion by Mr. Bauchner to come out of executive session, second by Ms. Russell-Story. All in Favor: 5-0.

**7:26 PM** – Motion by Ms. Reilly to have Ms. Getzinger proceed with drafting of the Rootswork Lease, second by Mr. Bauchner. All in Favor: VOTE: 4-0 (Mr. Simpson recused from voting).

**7:40 PM – PLANNING COMMISSION CHECK-IN JOHN DONALDSON:** Mr. Donaldson announced that Mike Ketchel is now the new chair of the Planning Commission. The board felt that a change over every two years was a good positive thing as the Selectboard does this. Mr. Donaldson explained that the Planning Commission is working on three basic things: 1) Zoning Regulations Update, 2) Long Term Plan on the Municipal facilities, and 3) The Garage Plan. Mr. Donaldson explained that the Planning Commission could divide the Zoning Regulations into two parts: Administrative Things and then work on the substance controversial items. Mr. Donaldson gave a brief history to the new board members regarding zoning regulations. Mr. Donaldson explained that the state gave to Selectboards the authority back to the towns and town governments to adopt zoning regulations; prior to that change in 2006 voter approval was required. If the Selectboard wanted to they could adopt to change the zoning changes without voter approval as it was previously. The planning commission suggested that they could break the new zoning regulations down into two parts. They could have one amendment for the administrative and one amendment for controversial items or they could do it all in one amendment. Mr. Bauchner expressed to Mr. Donaldson that it would be easier to present it all in one amendment and then the board could decide on splitting the two up. Mr. Simpson expressed his concern that any substantial issues that are controversial should go before the voters of Warren.

The Municipal Facilities Plan is almost done and the board will see the results in April. There will be one more public forum on April 9 at 7:00PM for final input. Then the final draft will be presented to the Selectboard for adoption into the town plan.

Town Garage: The Planning Commission have been working on 3 options: 1) Building a pre-cast concrete structure in different place. 2) Build on the previously site, and 3) is to continue to stumble along with the current buildings. The Commission was looking at moving the garage to a different site such as the Bobbin Mill Property, or the town owned parcel by the Kingsbury's Bridge (A/R Parcel). And if the affordable housing project does not come through at the A/R site, and then possibly putting affordable housing at the present town garage site. Mr. Donaldson asked the board if the Planning Commission could pursue funding through the Brownsfield Grants for an assessment of the garage site. The board agreed to pursue a Brownsfield Grant request.

Mr. Rood inquired if the Planning Commission had time to help out with ancient roads and mapping trails in town. Mr. Donaldson indicated that the Planning Commission had a full plate.

**8:05 PM – FRIENDS OF THE MAD RIVER – KINNY CONNELL** – Ms. Connell updated the board on the activities of The Friends of The Mad River. Ms. Connell explained that they had three main points they are working on currently. 1) They just completed the physical assessment of the River and river corridors. 2) They also received a Better Backroads Grant that involves the 4 Valley towns (Warren, Waitsfield, Fayston, and Moretown) in a seminar with Hank Lambert on protecting our water source in the watershed. The day long seminar would take place somewhere around April 12 or April 26. Ms. Connell would get back with Ms. Jones on the exact date and place to inform the roadcrew. 3) Drinking water issues in the valley. The Friends of The Mad River are having two forums in Waitsfield on water hydrology and contaminants in our drinking water. Ms. Connell explained that they will be proceeding with a plan to be funded by the four valley towns to map the watershed at a total of \$15,000 split between each of the valley towns. The Friends of Mad River will be asking down the road for and endorsement from the valley Selectboards to proceed with watershed mapping. Ms. Connell explained that they would be going through the Mad River Valley Planning District for assistance in helping to achieve funding for this project.

Motion by Mr. Simpson to pay the road crew to attend the seminar, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

**8:25 PM – STATE WIDE PROPERTY TAX RESOLUTION – MR. JAMES PARKER** – Mr. Parker presented a resolution to the Selectboard for town support to ask the legislature to bring back to the forefront the property tax funding education problem facing this state. Mr. Parker explained it is not about appealing the Bringham decision or changing the equalization formula. It is about finding a way to stop tinkering with the funding formula that is causing tremendous hardship to property owners. With a cost of 7 ½ percent per year the cost of education has in a matter of 8 years and it will double again with a decline in enrollment of 1% per year. Currently there are 67 towns

that have signed on to this resolution. Mr. Parker explained that he has been out to the statehouse finance committee testifying on the education tax with alternatives such as reducing the property tax from 30-35 cents and get rid of the income sensitivity provision. There are other proposals that have been presented such as a rise in income tax, rise in other consumer taxes etc. Ms. Jones expressed that as a taxpayer the resolution is not binding the town. It is to ask the state to bring back this issue to the top of agenda and find solutions to education tax reform. It is hurting a lot of taxpayers that live in the town that are struggling to pay their taxes. And it hurts the second home owners, and businesses that are established in Warren. The Selectboard agreed again that the resolution was worded so that it did not present any solutions or alternatives to the problems. Mr. Simpson thanked Mr. Parker for all his efforts in the past and present on this very important issue to taxpayers. After much discussion between the board and Mr. Parker, the Selectboard flatly refused to sign the petition.

**8:50 PM – SUGARBUSH HOLDINGS LLC – RIGHT-OF-WAY EASEMENT – BILL MACLAY** - Mr. Maclay presented the site plan from Charles Grenier, engineer, on the 4 lot subdivision project. The plan shows the place where the waterline would run in the town right-of-way. If it was not in the town right of way, there would be a large area of trees by a steep embankment that would have to be cut down and it would involve changing the present esthetics. Mr. Maclay indicated that they have been to the DRB and they have met with Warren Fire Dept to discuss these issues and that the fire department has requested a hydrant for the project. The DRB stated that they would like an agreement from the Selectboard regarding the right-of-way agreement before issuing a permit. Mr. Simpson asked Mr. Maclay about the depth of the waterline. Mr. Maclay indicated it would be buried about 6' down in the right-of- way. Mr. Bauchner asked who would maintain the waterline. Mr. Maclay stated that the development would own and maintain the waterline. The developer would have to go to Sugarbush for permission and requirements regarding hooking into the waterline along the Sugarbush Access Road.

Motion by Mr. Bauchner to approve the waterline in the class 4 right-of-way with a written agreement understating that the maintenance and responsibility of that line is the responsibility of the owner and to coordinate with the road crew regarding road grade etc, second by Mr. Simpson. All in Favor: VOTE: 5-0.

**9:00 PM – APPROVAL OF MINUTES FOR FEBRUARY 13, 2007** - Motion by Mr. Bauchner to approve the minutes of February 13, 2007, second Mr. Simpson. All in Favor: VOTE: 3-0.

**9:02 PM - OTHER BUSINESS** – Liquor Licenses – Mac’s Convenience Store, Clay Brook, Warren House, Slide Brook, - Motion by Mr. Simpson to approve the liquor licenses, second by Ms. Erin Russell-Story. All in Favor: VOTE: 5-0.

**9:03 PM – CDM Consulting Fees:** Motion by Mr. Simpson to authorize Ms. Priscilla Robinson and Mr. Rood as Chair of the Selectboard to sign the contract for \$3,500, second by Ms. Reilly. All in Favor: VOTE: 5-0.

**9:04 PM – Mapmaker 10' Contours** – Motion by Mr. Bauchner to authorize Mr. Rood to sign the contract with Mapmaker for 10' contours of the whole town at a cost of \$29,500, second by Mr. Simpson. All in Favor: VOTE: 5-0.

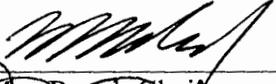
**9:15 PM – Central Vermont Land Trust /Vermont Housing Request** –Mr. Rood presented an email from the Central Vermont Land Trust and Vermont Housing, asking for the Town of Warren to pay for the legal costs of the VCDP Blue Tooth Affordable Housing Project. Motion by Mr. Simpson that the Town of Warren is offering the fire dept service to remove the building, the use of the town administrator's time, and some zoning fees as their donation to the project, second by Erin Russell-Story. All in Favor: VOTE: 5-0.

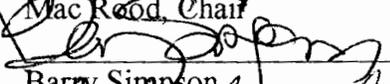
**9:25 PM** – Nomination of the Selectboard Chair – Motion by Mr. Simpson to nominate Mr. Rood as Chair of the Selectboard, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

**9:30 PM** – Meeting Adjourned

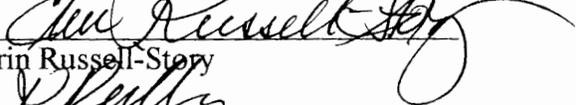
Respectfully Submitted by,  
Cindi Hartshorn-Jones  
Warren Town Administrator

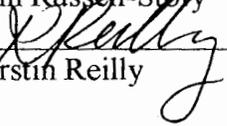
Warren Selectboard

  
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Mac Rood, Chair

  
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Barry Simpson

  
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Burt Bauchner

  
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Erin Russell-Story

  
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Kirstin Reilly

AGENDA FOR MARCH 13, 2007  
WARREN SELECT BOARD  
WARREN TOWN HALL  
7:00 PM

- 7:00 PM – EXECUTIVE SESSION – LAND MATTER – SHEILA GETZINGER
- 7:35 PM – PLANNING COMMISSION CHECK IN – JOHN DONALDSON
- 8:00 PM – SUGARBUSH HOLDINGS, LLC – RIGHT OF WAY EASEMENT – BILL  
MCCLAY
- 8:30 PM – FRIENDS OF THE MAD RIVER – KINNY CONNELL
- 8:45 PM – APPROVAL OF MINUTES FOR FEBRUARY 13, 2007
- 9:00 PM – OTHER BUSINESS  
BOARD ORDERS, LIQUOR LICENSES, REVOLT & REPEAL  
STATE WIDE PROPERTY TAX RESOLUTION (JIM PARKER)