

MINUTES OF JULY 24, 2007
WARREN SELECTBOARD
WARREN TOWN HALL
7:00 PM

MEMBERS PRESENT: Mac Rood, Chair, Barry Simpson, Erin Russell-Story, Kirstin Reilly, Burt Bauchner.

OTHERS PRESENT: Richard Robinson, Margo Wade, Josh Ryan, Tara Hamilton, Carol Thompson, Jim Edgcomb, Susan Hemmeter, Chris Kathan, Erin Post (Valley Reporter), TV 44, Cindi Hartshorn-Jones.

7:00 PM – RICHARD ROBINSON – ROAD CREW CHECK IN – Mr. Robinson inquired about the park & ride located on the town property by the Reilly property. Mr. Robinson stated that Mr. Reilly had concerns about the swale that was going to be constructed on the property line. After explanation of how the park and ride lot was going to be configured and with the swale being paved, it would alleviate a lot of the current water runoff from running onto the Reilly property. Mr. Robinson indicated that they would raise the park and ride lot up and that the excess water would drain off towards the river and prevent any erosion of the Reilly property. Ms. Reilly stated she would be ok with the swale on the property line.

Mr. Robinson indicated that he has plans on paving the Brook Road from the bottom of the Dump Road up to the first culvert by Sandra Brodeur's house. Ms. Jones indicated that the residents of Lincoln Gap will be coming in with the petition for the 800' of the Lincoln Gap Road and that Mr. Robinson should consider planning on doing that.

Mr. Robinson also talked with the board about considering the purchase of a new or used chipper for next year.

Also, the board discussed about having an ordinance of requiring all contractors to plank their track machines when off loading onto a paved town road as Kingsbury Construction unloaded a track machine causing damage to the newly paved Lincoln Gap Road. Ms. Jones will research and compose an ordinance for the board to pass at next selectboard meeting.

7:15 PM – CONSERVATION COMMISSION – TRAIL CONSULTANT – JOSH RYAN – Ms. Wade introduced Josh Ryan the trail consultant that the Commission hired to develop a trail plan on the Austin and Eaton parcels as part of the Forest Management Plan. Mr. Ryan owns Timber & Stone LLC, a company that specializes in trail construction. The main focus on the Eaton Parcel was the Mad River Path, construction of an Interpretive Trail and construction of the Vista Trail. The focus on the Path trail was that it needs some maintenance presently. Mr. Ryan focused on developing an interpretive trail that would provide visitors with educational opportunities. It would lead through stands of traditional northeastern forest and offers lessons in ecology and previous human use. It is a trail that can be used by all ages. The other trail currently named the vista trail winds through steep terrain and ends with an expansive view of the

Mad River Valley. This trail would require an outside professional to construct the trail to make it safe for all. Currently all the trails are flagged, GPS and mapped out.

Mr. Ryan designed the Austin Parcel for mountain biking and for the walking user. The main system which is now flagged and mapped totals 1600 linear feet. The trails currently need some brushing and draining dips. This maintenance will allow use for a variety of skill levels and provide access to the single track trails. The trail layout is limited by boundary lines, steep terrain, the gravel pit, and Bradley Brook. However, there are areas where two sustainable single track trails could be built. One leads to a swimming hole the other winds it way through open and closed canopies of the forest.

Mr. Simpson expressed that the gravel pit was used as a logging landing for adjacent properties and that it could be possible down the road to talk with the adjacent owners about the trail system continuing. The board thanked Mr. Ryan for his work and expertise on this project.

Newcomb Subdivision – Margo Wade & Susan Hemmeter – Ms. Hamilton expressed that the Conservation Commission as a board, has not taken any position as of yet on this issue. Ms. Wade started out to explain that this is a 9 lot subdivision with access of Fuller Hill and Main Street. The primary concern of the Conservation Commission was the process followed during review of the applicant's project. They indicated that the DRB did not require the applicant to follow table 7.1 Section 7 in the sub division and land use regulations article. This section pertains to the primary and secondary conversation areas as stated in the land use regulations table 7.1 that outlines the steps to develop a site plan. The Conservation Commission indicated that developer did not identify the extra boundary futures and did not identify the fragile features. The developer drew on top of them in planning the proposed house sites.

The Commission stated that this did not happen and Ms. Hemmeter indicated that some parts are clear but other areas are not clearly defined. She expressed that the table starts out first identifying the primary and the secondary conservation areas and then developing the house sites. Mr. Rood stated that this was not the first subdivision that the town has reviewed as Lincoln Ridge and Mad Gap. Ms. Wade pointed out that Lincoln Ridge did require Act 250 oversight, however, Mr. Rood expressed that they still had to go before the town process. Ms. Wade and Ms. Hemmeter indicated that the Commission has been working with the applicant to provide more information on the map of the area. Ms. Wade indicated that the DRB has made a verbal decision, but has not issued the written decision. Ms. Wade stated that there has been no discussion outside of the DRB because it is not technically allowed. They have taken part only in the hearings.

Mr. Rood emphasized that it is important that procedurally that the regulations are being followed and that there is not turmoil being created within the boards. It is important that the boards are not entering into each other jurisdictions and creating another layer of bureaucracy and slowing down the process. Ms. Hemmeter stated that the statutes that the Commission is considered an interested party and that in other towns the

Commissions are asked to participate. She questioned whether or not that the discussion centers around on interference of the regulations. The Commission is stating that they are making sure the regulations are followed in this subdivision and that they are considered an interested party. Ms. Jones indicated that the DRB are very strict and are very thorough in following the regulations page by page, section by section. Ms. Hemmeter stated that she felt the DRB does do a good job, but in this case states that the DRB did not follow the outline of primary and secondary conservation areas. In closing Mr. Rood expressed that having boards in conflict is not an ideal situation for the town. In closing Ms. Wade and Ms. Hemmeter did indicate that the applicant and the Conservation Commission are working together on this.

8:15 PM – OTHER BUSINESS –

Blueberry Dam – Mr. Simpson discussed with the board the Blueberry Dam Report and the actions that should be taken on recommendations performed by the state inspection engineer. The main concern on the recommendation list is that the concrete conduit has some cracking and leaching of iron deposits that could provide some instability of the conduit. The state inspection engineer had some concerns because the project is not that old and is fairly new in construction.

Motion by Mr. Simpson to hire Dubois & King, engineers of the project, to come out and assess the condition and concerns of the concrete conduit, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

Chris Kathan – Update on Emergency Hatch – Mr. Kathan expressed to the board after meeting with a contractor that a structure should be built over the escape access. Mr. Kathan has also checked with VOSHA for the safety issues involved as well. There would have to be discussion with the church regarding this.

8:30 PM – Sugartree Curb Cut – The owner of the Sugartree provided a plan on moving the present access about 50' further towards Sugarbush to make it a safer access. Mr. Simpson and Mr. Robinson met with the owner and there were 4 revisions made regarding this new access. They would need to put a new 15" culvert under the existing driveway. Remove the hedge to improve site lines. Make the radius of the apron of the driveway onto the town road 40' and flare it to accommodate a safe pull off for the Mad Bus and to check with Waitsfield Fayston Telephone regarding the main line within the road.

Motion by Mr. Simpson to approve the Sugartree curb cut as amended on July 22, 2007 signed by Graham Hewson and that an additional provision of the apron on the town road total 40' entering on the road to accommodate the Mad Bus turn out and that owner will coordinate with Waitsfield Telephone and Sugarbush, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

8:45 PM – Approval of Minutes for July 10, 2007 – Motion by Ms. Reilly to approve the minutes of July 10, 2007, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

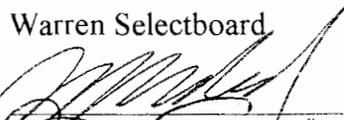
8:50 PM – Motion by Mr. Bauchner to go into executive session regarding personnel, second by Ms. Reilly. All in Favor: VOTE: 5-0.

9:05 PM – Motion by Ms. Russell-Story to come out of executive session, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

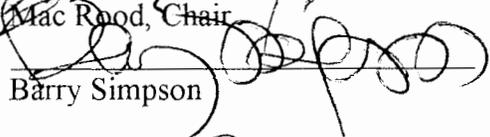
9:10 PM – Motion by Mr. Bauchner to adjourn the meeting, second by Ms. Reilly. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,
Cindi Hartshorn-Jones
Warren Town Administrator

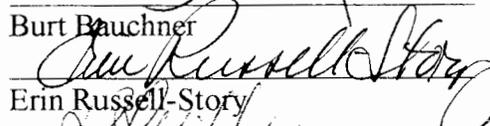
Warren Selectboard



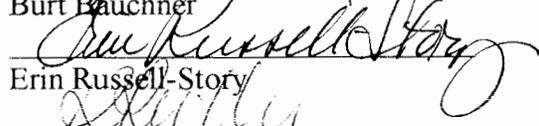
Mac Rood, Chair



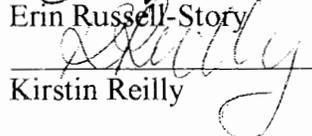
Barry Simpson



Burt Bauchner



Erin Russell-Story



Kirstin Reilly

AGENDA FOR JULY 24, 2007
WARREN SELECTBOARD
WARREN TOWN HALL
7:00 PM

7:00 PM – RICHARD ROBINSON – ROAD CHECK IN

7:15 PM – SUGARBUSH – ROADS/SNOW PIPE/MISC - CANCELLED

7:45 PM – CONSERVATION COMMISSION – TRAIL CONSULTANT
PRESENTATION

8:45 PM – OTHER BUSINESS
BOARD WARRANTS
SIGNATURE ITEMS
BLUEBERRY LAKE DAM REPORT
PARK & RIDE GRANT