

MINUTES FOR OCTOBER 9, 2007  
WARREN SELECTBOARD  
WARREN TOWN HALL  
7:00 PM

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

**OTHERS PRESENT:** Brad Aldrich, Bruce Douglas, Richard Robinson, Margo Wade, Michael Ketchel, Alex Maclay (TV44), Lisa Miserandino, Jim Sanford, Don LaHaye, John Goss, Valley Reporter, Cindi Jones.

**7:05 PM** – Meeting called to order by Mr. Rood.

**7:06 PM – PUBLIC HEARING AMDENDMENT ON TOWN PLAN** – Mr. Ketchel, Chair of the Warren Planning commission presented to the board the proposed changes. The purpose of the amendment is to incorporate a recently approved long term plan for the Warren Municipal Facilities into the Town Plan. The new amendment is a result of public meetings and the full day Charrette. The amendment incorporates a plan to maintain and reinforce the historic village center of Warren. It identifies, protects and preserves important historic structures, rather than replacing them. And it plans for an efficient system of public facilities to meet future needs based on anticipated growth.

Mr. Simpson raised the question that there were items that were treated as scheduled items such as the school stage, sewer system which had already happened and have been completed. Mr. Ketchel responded by indicating that a complete revision would be done next year. Mr. Simpson also raised concerns that the desirability of moving the present parking lot and turning it into a town green was not very feasible as parking is short already. He did indicate that he was supportive of the possibility of purchasing land by the municipal building for this purpose. He was not in favor of Flat Iron Road being converted to a one way road for temporary parking. The selectboard commended the Planning Commission on all the hard work that was completed on the amendment and the work of the Zoning Administrator and Planning Assistant for bringing this all together. Mr. Rood expressed his comment that is a time line from here on out and can be altered along the way as things change.

Motion by Mr. Bauchner to adopt the proposed amendments, second by Ms. Reilly. All in Favor: VOTE: 5-0.

**7:15 PM – FORCIER & ALDRICH – IDP NEW FLOW FOLLOWUP STUDY** – Bruce Douglas, Brad Aldrich – Mr. Aldrich gave a recap to the board about the system. The system was designed for a flow of 30,000 gallons a day as anything beyond that flow would require filtration regardless of soil conditions. Warren's system contains Participating (currently on the system) and non participating parcels that were figured into the flow design. Adding these units together the Design Flow is 22,500 gallons per day; but from the current data, the Actual Flow into the system is about 14,500 gallons

per day. Any of the non-participating parcels that were figured into the original design flow can connect anytime. The current studies and testing being completed now are to allow new flows to the system. Mr. Rood asked if all the studies worked out if we could get 30,000 gallon of flows. If FA & A could confirm that based on meter flows that the flow were around 15,000 gallons a day, then the town could add 15,000 more new flows to the system after all the studies proved out. Currently there is about 5,000 gallons per day that are not allocated. The town could not exceed the design flow unless there was pre-treatment for nitrogen levels.

FA & A indicated that to go forward more study needs to be done on the nitrogen impact on stream 2. They would need 4-6 samples to confirm the current data of nitrogen. Currently the state would not allow Warren to add new flows to the system without treating for nitrogen. In the recent studies, which are very limited, it shows that about 25% of the nitrogen goes to Mad River and 75% goes to stream 2. Chris Stone of Stone Environmental thinks there is a reasonable potential ground water effluent goes under stream 2 and flows directly to the Mad River. If the town could prove that 85% of the effluent goes to Mad River and prove, and show that stream 2 is not being impacted, then the town would not have to pre-treat. FA&A research 9 options of different kinds of pre-treatment options all at a significant price for construction, permitting and design. However, if any of these pretreatment options were implemented, then the 30,000 gpd limit would no longer apply and the system's design capacity could be substantially expanded

FA&A recommended that Stone Environmental drill deeper wells and monitor the water to see if more nitrogen is going to the Mad River. If successful, then a pretreatment system would not e required. Stone Environmental would come back with costs of drilling deeper wells and the chances of success, so that the board could make some economic decisions on system. Mr. Simpson asked if FA & A could look in types of federal and state assistance if pre-treatment is required.

Under the terms of their current consulting contract with the Town, FA & A will prepare a more detailed recommendation for deeper monitoring wells, including estimates of the cost and of the probability of a successful outcome. They will also provide a more detailed look at the treatment options including total costs, possible grant and other funding sources, They will also report on the impact of a treatment facility on the 30,000gpd design limit and on the question of whether an increase above 30,000gpd would be useful to the Town.

Permission will be needed from neighbor for drilling the deeper monitoring wells. Mr. Rood commented that we would need to start these negotiations promptly, as they move very slowly, in order to be able to drill the wells in the spring, if that is our decision after we receive the report from FA&A. Stone Environmental would further characterize ground water quality at the bottom of the slope and the bio-monitoring of the stream 2 would have to be done. The town would have to get permission for a 3-4 month period to access the monitoring wells and stream 2 starting in April and going to October.

FA & A would draft a simple letter to neighbor stating what they need permission to do on the adjoining property. FA & A would come back with a tactical analysis and further economic information and a clearer understanding to what if anything the board wanted to pursue to make room.

**8:20 PM – ROAD CURB CUTS (5)** -Woods Road off Airport Road – this road cut has been in existence for a while but there is no public record of the curb cut being issued. The road has good visibility and services 3-4 houses.

Motion by Mr. Bauchner to approve the Woods Road curb cut, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

Bill Westvang Curb Cut off Brook Road – Again this road cut has been in existence but no record on file that that a curb cut was issued. It has good visibility site lines.

Motion by Mr. Bauchner to approve the Westvang Curb Cut Access, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

Don & Donna Carpenter Curb Cut off Fuller Hill – Again this road cut has been in existence but not record on file. Good visibility site lines.

Motion by Ms. Reilly to approve the Carpenter Curb Cut Access, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

Sheldon & Karen Gardner Curb Cut off Lincoln Gap – The applicant must adhere to the town requirements for entry perpendicular to town road and level with road for distance of 25 feet. There is likely to be a clearance problem with the power line that lies parallel to the Lincoln Gap Road along the entire length of the property, no matter where the road is located. There are no other access points off Lincoln Gap that are having safe site visibility.

Motion by Mr. Bauchner to approve a meeting with the owner representative and the Warren Road Commissioner, (Barry Simpson) to meet in the field to provide and mark the exact location, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

Burton Richardson/Lynn Gilman off Plunkton Road – After reviewing the site and the applicant's wishes to move the existing driveway, the board has deferred this decision until the next scheduled board meeting.

**8:40 PM – OTHER BUSINESS:**

Motion by Mr. Simpson to go into executive session to discuss personnel and invite Ms. Jones, second by Ms. Reilly. All in Favor: VOTE: 5-0.

**9:30 PM** – Motion by Ms. Russell-Story to come out of executive session, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

**Update on Fire Emergency Door** – Mr. Kathan – Mr. Kathan as requested came back to the board to explain how they were going to open the door out of the tunnel. Mr. Kathan explained that there would be grab rails on the east wall as you climb the ladder up to the outside and the door would push open to outside.

**Radio Update:** Mr. Kathan would go back to Radio North and request the letter to state that it was compatible with the state VCOM system. When receiving this letter with the required stipulation, Mr. Kathan will go ahead and purchase the base mobile station and upgrade the radios.

**9:30 PM** – Motion by Mr. Rood to go into executive session to discuss real estate and invite Ms. Jones and Ms. Wade, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

**9:55 PM** – Motion by Mr. Bauchner to come out of executive session, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

**9:57 PM** – Motion by Mr. Simpson to appoint Mr. Rood and Ms. Russell-Story to be the delegates to write easement language on the Kingsbury's Farm purchase easement community farm project, second by Ms. Reilly. All in Favor: VOTE: 5-0.

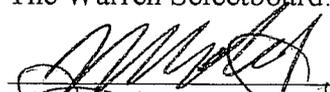
**10:00 PM** – Motion by Mr. Simpson to authorize Mr. Rood to sign the \$3,000 Brooks Field Expenditure to FA&A for the Emergency Spill Plan for the wastewater system as stated as a requirement in the IDP Permit, second by Mr. Bauchner. All In Favor: VOTE: 5-0.

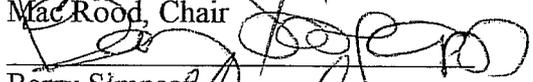
**10:25 PM** – School House Markets Eviction Letter – The board received an eviction letter from Roots work's attorney to School House Markets. Mr. Simpson updated the board that the Roots work board and School House Market has been trying to negotiate a lease for the last couple of months. School House Market and the Roots work Board have reached an impasse on lease negotiations prompting the eviction letter. Mr. Simpson felt that Roots work has lost its vision in what the original intent when Roots work first was established. The original intent was to provide sustainable community agriculture. Mr. Robert Riversong left with the board a community signature petition of residents from Warren, Waitsfield, Fayston that support the School House Market Store. The Warren Selectboard has a legally binding lease with Roots work only. They have no authority on subleases between Roots work and other parties per the signed lease between the town and Roots work. School House Markets has scheduled a public meeting on Wednesday, October 17, 2007 to debate and open the issues between the two parties to the public.

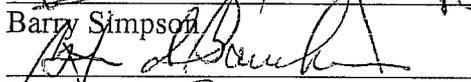
**11:00 PM** – Motion by Mr. Rood to adjourn the meeting, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

Minutes respectfully submitted by,  
Cindi Hartshorn-Jones, Warren Town Administrator

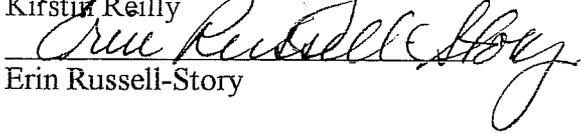
The Warren Selectboard:

  
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