

WARREN SELECT BOARD
WARREN TOWN HALL
7:00 PM

MEMBERS PRESENT: Mac Rood, Chair, Burt Bauchner, Steve Butcher, Mike Brodeur
(8:00PM)

MEMBERS ABSENT: Barry Simpson

OTHERS PRESENT: Margo Wade, Andy Brodrick, Robin Bennett, Linda Lloyd, Susan Lee, Cindi Jones

7:05 PM – Motion by Mr. Butcher to approve the minutes of June 13, 2006, seconded by Mr. Bauchner. All in Favor: VOTE: 3-0.

7:08 PM – RICHARD ROBINSON – ROAD CREW CHECK IN – ROADS STATUS: - Mr. Robinson stated that “Nolan’s Slide” on the Sugarbush Access Road would have to have something done to fix it before winter. As with all the heavy rains, the erosion of the bank is getting to be unstable and now the water is coming out under the culvert. Mr. Robinson indicated that the culvert has collapsed or is rotted out and is not draining any water. Ms. Jones will look into getting some quotes on fixing the problem. Lincoln Gap Paving Project: Mr. Robinson indicated due to the extra heavy truck traffic, it would be more cost feasible to wait and pave the Lincoln Gap Road the 1st week in September and close the road to trucks for 1-2 days giving the tack coat enough time to stick to the top coat of pavement. Ms. Jones and Mr. Robinson will coordinate with F.W.W. Whitcomb for a September date. Mr. Robinson also stated that the gravel money in the budget has been used up. The board requested that the treasurer print out the highway budget and the board and Mr. Robinson would look at where the town could find more money to purchase a little extra gravel for emergency purposes. (i.e flooding, spring mud holes, pot holes). The board ask how things were progressing with the new employees Mr. Robinson indicated that both the new employees were working out well and is currently training them on all the equipment aspects.

7:25 PM – BRIDGE FIRE POND CROSSING: - Mr. Hartshorn - Ms. Jones presented the bid that G.W. Tatro presented to complete the fire line project. Total bid was \$102,500.00 which included G.W. Tatro and sub contractor Blow & Cote. Projected date projected would begin around August 21, 2006 and that it would be a 3 week project with the bridge being closed. If all went well, it could be completed in a 2 week period. G.W. Tatro will be responsible for all detour signage.

Motion by Mr. Butcher to accept the bid from G.W. Tatro for \$102,500.00 to complete the fire pond project, seconded by Mr. Bauchner. All in Favor: VOTE: 3-0.

Discussions took place concerning full-time RPR or part-time RPR services from D&H concerning the bridge project. It was discussed that it would be critical to have some representative there for the installing the drain valve, beam installation, crossing of the water line under the sewage line. RPR = Furnish a resident project representative and other field staff to observe the performance of work of the contractors for a period not to exceed three weeks during the active construction period and not to exceed the man-hours of effort listed below. Full-time RPR is \$14,700.00. Part-time RPR \$10,200.00. There is a fixed basic service fee of \$3,000.00. Part-time RPR are not to exceed 60 regular hours and 5 overtime hours in a 21 calendar day period). This is \$6,700.00 for just inspection services. Full-time inspection services are (not to exceed 120 regular hours and 15 overtime hours in a 21 day period). (See scope of RPR Services attached for full detail).

Motion by Mr. Rood to authorized part-time RPR services with the intention of discussing and considering the benefits of full time RPR the next time we have a meeting with D&H, seconded by Mr. Bauchner. All in Favor: VOTE: 3-0.

7:40 PM – AND BRODRICK COMMUNITY HOUSING OF VT – VHCB FUNDING FOR BLUE TOOTH HOUSING PROPOSAL. Mr. Brodrick from Housing VT presented a VCDP Funding proposal for the Blue Tooth Housing Proposal. Mr. Brodrick works with Central Vermont Community Land Trust, Inc. to find affordable housing sights. They met with Sugarbush regarding the Blue Tooth site and have started negotiations for the parcel to be done by September/October. The proposed housing would include 16 apartment units (approximately 4 one-bedroom and 12 two-bedroom units) in three buildings on the front 1.4 acre parcel. Two duplexes, each with 2-three bedrooms for sale condominiums would be developed on the back parcel. The balance of the back parcel is required for sewer requirements (7 acre parcel). Approximately 13 of the units would be restricted to household incomes making 60% of the area median income. The remaining units would be unrestricted. Rents including heat and hot water are estimated to be \$500-\$750. The four for-sale units would be sold to households making at or below the median income. The estimated sale price would be \$160,000.

The goal of this proposed development is to increase the availability of safe, decent, and affordable housing in Warren. More particularly, the development will give priority to the residents of Warren and people employed in Warren; provide some opportunity for affordable homeownership as well as rental housing; have professional property management with staff accessible to the community; and be thoughtfully planned and designed as a mixed income neighborhood.

The project would be funded by tax credits through a federal program, and the two partners Central VT Housing and Vermont Community Development land Trust of a 15 year investment. These two would provide 50-60% funding and the rents would cover the operating costs.

Central VT Community Land Trust would provide the day to day operations. The projected project is between 3.6 and 4 million dollars. Housing Vermont is asking the Select board to agree to allow Housing Vermont and CVCLT to seek Vermont Community Development Program funds to help finance the development. Applications for such funds must be approved the select board. They are asking the town to apply for the grant \$400,000 - \$500,000 and it would be a deferred loan. The 1st round of funds has a deadline of July 25th and a decision by October 1st, 2nd round of funding is October 24 and a decision at the end of the year. They do not realistically see anyone living there until 2008.

Mr. Hartshorn expressed concerns on direct housing vs. commercial. That this is one of few parcels left that could be used for commercial purposes as there is not much commercial activities here. He also expressed the cost of the units for sale at \$140,000-\$160,000 when you could buy a condo for less than that (i.e. Powderhous). Also discussed was the fact that it may look viable now, however, in 4-5 years the town will indirectly pay for it. Such as more enrollments in the schools, employment only for Sugarbush and with little commercial property left, affordable housing will not help to support the town.

Ms. Lee asked a question concerning who and how people would be eligible for these units. Mr. Broderick explained that the management company would screen each application and that the Select board could set up a management advisory group that would have the concerns of the board.

Mr. Broderick would set up a public information meeting for Warren Residents to come and ask questions. Meeting has been set for July 20, Warren Town Hall at 7:00 PM.

Motion by Mr. Bauchner to support Housing Vermont's request, seconded by Mr. Butcher. All in Favor: VOTE: 3-0.

8:00 PM – CONSERVATION COMMITTEE – MARGO WADE: Ms. Wade presented to the board survey results from Town Meeting day. Information regarding on how people would like to see the town owned parcels for management plans. Mr. Butcher indicated that the committee should look into and actively seek "Brownfield Money" to restore the old dump site. It was expressed that this survey should not sole be used in determining management plans as only 88 people responded. The committee did feel that the survey was too long and could be condensed to put on the web site. The Committee had three target areas: Management Plans, ancient roads, and priority of conservation parcels. They also express that at Town Meeting day in 2007, that they would like to have a special article to change the Committee to Commission so that they would be eligible to apply for state and federal funds, receive assistance from the Vermont League of Cities and Towns, Central Vermont Regional Planning Commission as other town boards currently do. The town currently owns 175 acres +/- Mr. Rood concluded to emphasis that the committee continue with more communication and present drafts of management plans to the Select Board.

OTHER BUSINESS: MacClaren road access permit – Motion by Mr. Butcher to deny the road cut application as it does not meet the B71 standards, seconded by Mr. Brodeur. All in Favor: VOTE: 4-0.

4th of July – Mr. Butcher reported that all was moving right along for the 4th of July working with the Mad River Chamber. Vendor applications were coming in and the bands, ticket gate people, porta-lets, security etc.

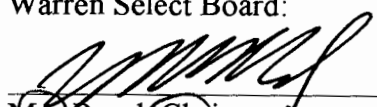
Old Wooden Road Signs: It was suggested by Mr. Brodeur to put on the web site these signs for sale at \$25.00 per sign.

The Select Board approved the skate board sign. As what was submitted (attached).

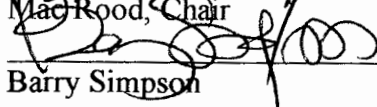
9:00 PM – Meeting adjourned

Respectfully Submitted by,
Cindi Hartshorn-Jones
Warren Town Administrator

Warren Select Board:



Mac Rood, Chair



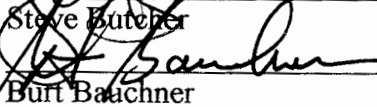
Barry Simpson



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