

Agenda
Tuesday, March 22, 2011
Warren Selectboard
Warren Municipal Building
7:00 PM

7:00 PM – Town Plan Review: Additional Draft Language as discussed at Warned public Hearing of February 22, 2011.

7:30 PM – Wastewater User Fee Structures – Compliant

8:00 PM – Approval of Minutes from March 8, 2011

8:05 PM – Approval of Warrants – Accounts Payable of The Town of Warren

8:06 PM – Sugarbush Adventure Games Permission Approval – For using the A/R Parcel and Using Town Roads for a portion of the race.

8:08 PM – Liquor License Approval for Mati Corp, D/B/A Mutha Stuffers Sandwich Shop.

8:09 PM – Signature Approval needed for Certification of Compliance for the Town Road & Bridge Standards & Signature required for the Town Road & Bridge Standards to receive state AOT Grant Funding.

8:15 PM – Other Business

Minutes from March 22, 2011
Warren Selectboard
Warren Municipal Building
7:00 PM

Members Present: Andrew Cunningham, Matt Groom, Bob Ackland & Anson Montgomery.

Members Absent: Kirstin Reilly

Others Present: Rudy Elliott, Barry Simpson, Jim TV 44/45, Craig Klofach, Cindi Jones, Ray & Marcella Gratton, Cherrie Sherman, John Connell, Dave Sellers.

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

7:06 PM – Town Plan Review: Additional Language as discussed at warned public hearing of February 22, 2011. – Mr. Klofach, a member of the Planning Commission, commented that he had added the following from the last meeting: Sugarbush update from the year of 2001. (Chapter 2 Community History) and Chapter 9 from 2001. Chapter 2 – Leon Bruno was added as a Town Historian. Chapter 8 – Serving the Community - A definition for the Ruby Blair Building was added. Also minor changes from the Central Vermont Planning District under Chapter 6 – A Place to Live – Implementation Strategies (see attached for all changes). Mr. Klofach commented that they added a line to the affordable housing moving it toward the zoning regulations instead of trying to change the district at this time. Also, he commented that he had asked the Conservation Commission for something on invasive species, but did not receive anything to add. It would be added at the next rewrite. Mr. Sellers had a comment about that East Warren Hamlet located at the four corners in Warren should be a growth center and have a special zone. Mr. Klofach commented that there is language in the text in the Town Plan already to support the zone for East Warren. Mr. Simpson commented that on the flag it should be 6 stars added in Chapter 2. Mr. Klofach commented that he had taken the information from the information that Mr. Simpson provided when the flag was discovered. He also commented that under Planning Considerations; page 7 Chapter 10, that there should be a mention of a directive on parking with a use change of any building in the Village. Mr. Klofach commented that the parking in the Village is already in the zoning Regulations and is taken up in the DRB hearings. Mr. Elliott commented that the Town should consider buying the Roth lot as parking in the Village to help with this problem. Mr. Simpson also commented that in Chapter 8 page 2 – Maintenance of Town Buildings: should also state the Ruby Blair House and partial maintenance on the East Warren Schoolhouse. After no further discussion, Mr. Cunningham stated that he did not want this to hold up the approval of the plan scheduled for April 26, 2011.

7:30PM – Wastewater User Complaints – Mr. Sellers commented that he did not think that present flat equitable rates were fair to the users of the system when they were suppose to pay water usage rates. Ms. Jones commented that water meter readings were gathered for the first 3 years and the water usage was so low that it would not have supported the O&M Costs. She also commented that the rate structure was set up where the Town paid the \$830,000 bond over the municipal tax rate as the users would not have been able to afford the cost of the Capital expense along with the O&M Costs. Many of the tax payers do not get any advantages of the sewer system but are paying for the cost of it.

Also the Sewer Commissioners have the authority under state statute VSA Title 24, chapter 101, and paragraph 3615 to change the charge of the system to meet the O&M Maintenance. Ms. Jones also commented that all users (i.e. residential, non residential, or business has the same method of charge. There was also a group formed of users, the Selectboard chair, and the administrator set up to look at the cost of running the system and setting rates to cover the O&M. There were many problems with the meters due to the fact that all the users are on private wells. There were more maintenance costs of repairing the meters on a daily basis. Some users removed them all together due to low water problems. Mr. Montgomery commented that if more people joined the system, the cost would be lower to the users and that if there is more density in the village it could help this. Mr. Ackland commented that the Town is paying the Capital Costs of system and that the users need to pay for the O&M. Ms. Sherman asked how many are currently on the system. Ms. Jones commented including the 3 onsite systems, 64. Ms. Sherman inquired is it could be considered that in the town plan if there is more density in the village if it could be mandatory for them to hook into the system. Mr. Klofach commented that they could look in to it. Mr. Cunningham suggested that users get together and propose a rate structure that would cover the O&M of system and present something before Town Meeting Budget Time. The board could not do anything this year as the wastewater budget was voted at Town Meeting. Discussion ended.

8:20 PM –AOT Town Road & Bridge Standards & Certificate of Compliance – Motion by Mr. Ackland to approve the Town Road & Bridge Standards & Certificate of Compliance, second by Mr. Groom. All in Favor: VOTE: 4-0.

8:25 PM – Annual Financial Plan – Town Highways – The Town is required to submit this plan to be eligible to receive any state funding. – Motion by Mr. Groom to approve the Annual Financial Plan – Town Highways, second by Mr. Ackland. All in Favor: VOTE: 4-0.

8:30 PM – Liquor License Approval for Mati Corp, D/B/A Mutha Stuffers Sandwich Shop – Motion by Mr. Groom to approve the Liquor License Renewal for Mati Corp, D/B/A Mutha Stuffers Sandwich Shop, second by Mr. Montgomery. All in Favor: VOTE: 4-0.

8:35 PM – Sugarbush Adventure Games Permission Approval for using the A/R Parcel and Using Town Roads for a portion of the race. – Motion by Mr. Ackland to approve the application for the Sugarbush Adventure Games and designate Mr. Cunningham, Chair, to sign, second by Mr. Montgomery. All in Favor: VOTE: 4-0.

8:36 PM – Approval of Capital Fire Dept Requests: Motion by Mr. Cunningham to approve the expenditure of tires and radios, (Radios partially funded by Home Land Security), second by Mr. Ackland. All in Favor: VOTE: 4-0.

8:38 PM – Approval of Warrants (Accounts Payable of the Town) – Motion by Mr. Ackland to approve the warrants as presented, second by Mr. Groom. All in Favor: VOTE: 4-0.

8:40 PM – Wastewater User Rate Schedule – Motion to approve the rate schedule as voted by the town on Town Meeting Day, second by Mr. Ackland. All in Favor: VOTE: 4-0.

8:43 PM – Other Business –

Offer on Town Truck: The Town has received an offer of \$26,000 for the 2002, single axle with angle plow and wing. Motion by Mr. Montgomery to accept the offer of \$26,000, to be turned in at the end of April, second by Mr. Ackland. All in Favor: VOTE: 4-0.

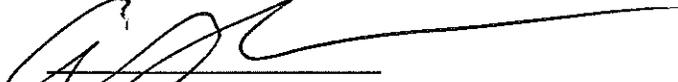
DPW – Barry Simpson – Mr. Simpson presented to the board a continuing updated list on projects and prices as a planning tool. Mr. Ackland wanted to know about the status of the Access Road as to where the project was at this point. Ms. Jones commented that she had lined up the boring crew and that they marked the road on Monday and will be boring on Thursday. Mr. Simpson commented that he has lined up three engineers to look at the proposed paving project. We should have boring results by the end of next week.

Town Auditor – Resignation – The board received from Ms. Skowronski resigning her position as Town Auditor. The board thanked Ms. Skowronski for all her dedication in organizing and gathering the information needed to put the town report together. Mr. Cunningham also announced on TV 44/45 that the board is looking for volunteers to put next year's town report together.

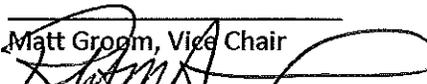
8:45 PM – Motion by Mr. Groom to adjourn the meeting, second by Mr. Ackland. All in Favor: VOTE: 4-0.

Minutes Respectfully Submitted by,
Cindi Jones, Warren Town Administrator

The Warren Selectboard



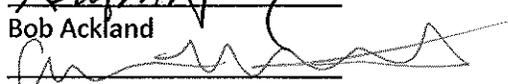
Andrew Cunningham – Chair



Matt Groom, Vice Chair



Bob Ackland



Anson Montgomery

Kirstin Reilly

anticipated growth at the mountain failed to materialize as Sugarbush suffered from frequent management changes and a subsequent lack of focus.

The American Skiing Company purchased Sugarbush Resort in 1995, bringing a renewed focus on upgrade and development. The development of the Slide Brook Intertie lift and installation of the snowmaking improvements were soon completed by the new owners.

In 2001 year Sugarbush Resort once again came under new management, Summit Ventures NE LLC. Summit Ventures has redeveloped the base of Lincoln Peak with the addition of Clay Brook at Sugarbush, a 61 unit condominium hotel, a new Gate House Lodge, a skier service lodge called "The Farmhouse" and a new children's center, "The School House." ~~and is working on a plan to build a Lodge at Lincoln Peak, greatly changing the character of the land in that area.~~

In 1954 the State made the decision to bypass Warren Village and construct Route 100 to the west of the Mad River. The decision has helped the Town retain its small 19th century mill village to the present with few alterations. More than thirty years after the bypass, Warren Village was nominated to the National Register of Historic Places and in 1992 the Village was added to the National Register. In 1993 the Pitcher Inn, an assimilation of four buildings and the largest commercial building in the Village, burned to the ground. Four and a half years after the fire the new Pitcher Inn opened its doors for business built in the same Greek revival style so evident throughout the Valley and upon the exact footprint of the former Inn.

Alpine Village was initially developed in 1960 for vacation homes and related seasonal-recreation uses. It is approximately 290 acres located in the southeast corner of town and is characterized by 1/10 acre parcels placed in a grid lot and street pattern. It was developed without regard for the capacity of the land. However, Alpine Village has matured over time, lots have been consolidated and it has developed as a clearly defined residential neighborhood.

In 1963 Warren Ketcham built an airport on the East Warren plateau to establish a center for soaring. He picked this elevated area near the Roxbury ridge where thermal and other favorable air currents permit sustained glider soaring flight. Use of this facility has increased for both commuters and sky fans.

On October 23, 1977, an addition to the Fire House was dedicated in honor of John Snow, fire chief for twenty-two years. This volunteer group was organized under the leadership of Clayton Neill, its first fire chief, in 1947. It was first quartered at the north end of the village until the present structure was built into the bank at the entrance of the Common. It remains a volunteer force with members dedicated to their work, and a very efficient crew has developed. Up-to-date equipment has constantly been added.

A municipal wastewater system has been installed to take care of water quality problems in Warren Village. The leach field for the system is located at Brook's Field, the old Dival flat of the early years.

Warren's history continues to be interesting, unique and, at times, tragic. In June 1998, a devastating flood hit the Mad River Valley, inundating parts of Warren Village and destroying homes and property throughout the watershed. The flood occurred after years of focused attention on the Mad River marked by the formation of Friends of the Mad River in 1990, the publication of a River conservation plan in 1995 and, in 1998, the acquisition of Warren Falls by the U.S. Forest Service. Fortunately, no lives were lost in

- h) Participate in joint, coordinated efforts to monitor and address affordable housing needs within the Mad River Valley (through the MRVPD) and the Central Vermont Region (through the CVRPC). Review regional housing recommendations, including any fair share allocations, included in the regional plan or related housing studies, for consideration in local housing programs and/or regulations as appropriate.

Objective 6.4 In order to meet the objective of the CVRPC Regional Housing Plan, the Town of Warren encourages the creation of approximately 170 net, year round housing units. See Map Exhibit—Housing Distribution Plan.

Implementation Strategies

- a) For the Sugarbush Village Growth Study Area, the objective of 58 units incorporates workforce housing units and development of existing or to-be permitted PUD's based on the overall capacity of the area per zoning regulations and the existing septic system infrastructure;
- b) For the Warren Village Growth Center area, the objective of 32 units incorporates the creation of a new Village Mixed Use District and an increase in density in the Warren Village Historic Residential District along with a decrease in the minimum lot size allowing for greater density further supported by the underutilized existing septic system capacity installed in the village area;
- c) For the Alpine Village Residential District, the objective of 30 units relies on the creation of limited centralized waste water facilities (or with the creation of a localized septic system 40 units) to allow for development of the pre-existing small lots many of which to date have not yet been developed for residential use;
- d) Remainder of the housing objective of 50 units will be accomplished in the Rural Residential District by proposed revisions to the PUD regulations and related affordable housing initiatives.
- e) ~~Develop a specific use standard for affordable housing with its own distinct district dimensional standard and development regulations~~ Promote and encourage affordable housing utilizing existing Warren Land Use and Development Regulation mechanisms including density bonuses, transfer development rights (TDR's), and additional lot size revisions as may occur in each specific district.

cost of education, both at the local level and at the state level as a result of Act 60. As shown in Table 8.2, annual expenditures have increased in recent years.

The Town has initiated a fiscal management process known as Capital Programming, whereby capital expenditures (one-time, non-recurring major costs for equipment, land purchase or construction) are projected over a six-year period. This allows scheduling such expenditures and structuring their financing to avoid a sudden, unanticipated "shock" to the tax rate. Assuming that growth in operating expenditures is spread out, either through timing, financing, or withdrawals from accumulated reserve accounts, the year-to-year fluctuation in expenditures should not be extreme. If, however, expenditure growth should exceed growth in the Grand List and other sources of revenue, the tax rate will rise.

Town Buildings

Warren owns nine public buildings. These are the Warren Fire Station, the Fire Station at Sugarbush, the Town Garage (Shed), the Ruby Blair House, the Warren United Church, Town Hall, the Municipal Building, Warren Elementary School and the old East Warren School. The maintenance of these buildings is funded through property taxes, rent and endowments. The town maintains all of its buildings except the Ruby Blair House, the old East Warren School and the Warren United Church.

Ruby Blair House: The Town purchased the Ruby Blair House in 1997 due to its important location between the Town Hall and Municipal Building. A life lease was retained by Ruby Blair who passed away in February 2008. A number of suggestions have been made as to the future use of the building including a library, a historical museum and/or additional town office space. The Planning Commission conducted a Municipal Facilities Planning Charrette in November 2006. The recommendations from that effort are contained in a Master Plan that was adopted by the Select Board on October 9, 2007 and is part of the Town Plan contained in Appendix E and is also referenced under "Long Term Plan for Municipal Facilities on page 8-3. ~~has initiated a planning process for the optimal utilization of the properties surrounding the Town Municipal Building.~~

Ruby Blair Barn: The Ruby Blair Barn is a 1900 gable frame barn with a shed roof addition. Originally built behind the Cardell House, during its early years it was moved twice to other locations. Finally, in 1952, it was returned to its original location adjacent to the Municipal Building / old school as shown on the municipal complex map. Currently, The Warren Historical Society is actively seeking grant funding in order to stabilize, restore and update the barn building such that it may be fully utilized for exhibition to the public of the Town's historical artifacts.

Town Hall: The Town Hall meeting room, with capacity for 250, is used for voting, plays, meetings, parties and other presentations. In 1997, for the first time in recent history, Town Meeting was held at the elementary school due to the limitation of space and easy access. A number of voters expressed sadness at the change in venue from the historic Town Hall to the school but understood the need and attributed the

In 1983, Sugarbush released a mountain master plan designed to increase the comfortable carrying capacity (CCC) of the mountain from 6,800 skiers/day to over 10,000. In response to community concern over the potential impact of this expansion on the Valley's public infrastructure and quality of life, Sugarbush entered into a Memorandum of Understanding (MOU) with Valley towns, the Central Vermont Regional Planning Commission and the State. The MOU was designed to phase expansion of CCC in a manner that does not over-burden the Valley's capacity to accommodate it. Despite changes to the expansion plan in response to changes in ownership, market conditions and ski area technology, the MOU has remained in effect since 1983 (the MOU was updated and reaffirmed by the parties in 1998).

In subsequent years, the ski area suffered from a decline in skier visits. Consequently, the upgrade or expansion activities called for in the 1983 master plan were limited. The current capacity of Sugarbush is 7,620 skiers per day.

In 1994, American Skiing Company (ASC), acquired the mountain. While ASC owned the resort, several on-mountain improvements, including an expansion of snow-making capacity, the installation of the inter-tie lift connecting Lincoln Peak and Mount Ellen (formerly Sugarbush South and North) have been completed and so has the upgrade of several key lifts.

In September of 2001, Sugarbush Resort was purchased by Summit Ventures NE, LLC, a group of local investors. Since the acquisition, Summit Ventures has redeveloped the base of Lincoln Peak with the addition of Clay Brook at Sugarbush, a 61 unit condominium hotel, a new Gate House Lodge, a skier service lodge called "The Farmhouse" and a new children's center, "The School House", made improvements at Sugarbush Inn, replaced the Castle Rock chair lift and replaced a primary lift at Mount Ellen. ~~made improvements including upgrades to the Sugarbush Inn, replaced a primary lift at Mount Ellen and redesigned the obtained permits for the Lodge at Lincoln Peak.~~

A result of the increased skier days can be seen in local business activity. Rooms and Meals receipts are an important indication of tourist related business activity in the Mad River Valley. Annual receipts for the Valley since 1990 are shown in Figure 9.4.

Comparing Figure 9.3 with Figure 9.4 reveals the direct correlation between skier visits and rooms and meals receipts in Warren. While this correlation exists in other Valley towns, the figures indicate that commercial activity in Warren is more dependent upon the winter months than neighboring Waitsfield, which experiences more summer activity. This is consistent with the general understanding that summer activity is limited at the mountain and that potential exists for expansion.

In 1996, Sugarbush Resort released an updated Master Development Plan. This plan identified several improvements the Resort feels are necessary to regain its competitive advantage relative to other ski resorts. On-mountain improvements would increase the CCC from 7,620 skiers/day to 10,550. Scheduled over a five year period, improvements were designed to achieve Sugarbush's objective of 600,000 annual skier visits over the coming years.

Future expansion at Sugarbush presents an opportunity to the Town. Ensuring the viability of Sugarbush, upgrading Resort facilities and expanding the use of existing accommodations at and around the base of the ski area has long been a goal of the Town. However, expansion activities which over-burden local infrastructure, undermine established businesses or threaten the Town's character could foster resentment and