

Agenda
Warren Selectboard
Warren Municipal Building
6:30 PM

6:30 PM – Bobbin Mill Site Visit

7:00 PM – Revisions to the Warren Land Use and Development Regulations – The purpose of this continued public hear is to accept public comment and consider administrative approval of the adoption of a Fluvial Erosion Hazard Overlay – Guest Speaker – Gretchen Alexander, River Scientist –Vermont Department of Environmental Conservation.

7:45 PM – Approval of Minutes for August 27, 2013

8:00 PM - Approval of Payroll Warrants 110,139.03

8:15 PM – Approval of Accounts Payable 58,401.92

8:30 PM – Other Business

Minutes of September 10, 2013
Warren Selectboard
6:30 PM
Warren Municipal Building

Members Present: Andrew Cunningham, Chair, Bob Ackland, Vice Chair, Anson Montgomery, and Matt Groom.

Members Absent: Colleen Mays

Others Present: Gretchen Alexander, ANR, Barry Simpson, Randy Graves, Sheila Ware, Craig Klofach, Charlie Snow, Lisa Miserendino, Rachel Goff, VR, Jim TV 44/45, Claire Simpson, David Campanelli and Cindi Jones.

6:30 PM Bobbin Mill Site Visit – Continuation of Fluvial Erosion Hazard Overlay- Present at site were Craig Klofach, Bob Ackland, Andrew Cunningham, Sheila Ware, Barry Simpson, Gretchen Alexander, Miron Malboeuf, Anson Montgomery, Matt Groom, Gretchen Alexander and Cindi Jones.

Mr. Simpson presented to the board the measurements of where the flood waters were from the last storms. He also pointed out that the Bobbin Mill Road is a Town Road. The Bobbin Mill Road, however, only has right of way over the Bobbin Mill Property. Mr. Ackland stated that the road was not an issue as the infrastructure is protected from the Fluvial Erosion setbacks. Ms. Alexander explained that Effluvial Erosion is a process over years, but floods can encompass flood damage to recarving a river channel. Ms. Alexander stated that the area created for the zone was to create space wide enough for a equilibrium condition to keep the river in balance. The condition is keeping the channel lateral but staying constant. The area created in the Bobbin Mill Area was pushed out to towards the Bobbin Mill Road, because of the RT 100 and the narrowing valleys. The Bobbin Mill's activities of operating a gravel pit near the river corridor were included because they are considered to be unstable and easily erodible material. Ms. Alexander was asked the ANR mapping and how it could be changed. The map can be changed as it is based on scientific data and can be changed for political consideration as an administrative/political decision. At this point in decision, Mr. Cunningham, suggested that we reconvene back at the municipal building.

7:35 PM – Continuation of Effluvial Erosion - Mr. Simpson presented a map depicting on what would be an alternative of stream lining the zone. Mr. Montgomery stated that the lower portion of the property zone to the west of the road near the Mad River is not an issue. Mr. Montgomery stated that there is no inclusive evidence that there bedrock along the bank portion above the Bobbin Mill Road and that it would be an owner's responsibility to pay for any costs to prove the scientific data.

Ms. Alexander defined again that there the Effluvial Hazard are based on Fema Indication zones, and maps the lateral area needed to stabilize the condition for dynamic equilibrium. Ms Ware inquired how the ANR figured the width of the zone. Ms. Alexander commented that the zone is based on research, function of change times 6 for the width of the zone. RT 100 is considered a Valley Wall as it is a society investment.

The Planning Commission came up with a change to the language: "Improvement to an existing structure including rebuilding the structure on an existing structural footprint that cumulatively do not increase the structural footprint by more than 500 square feet, and do not decrease the structure's existing setback distance from the stream channel, as measured horizontally from the nearest point of the structure to the top of the bank. Mr. Simpson and his attorney, Sheila Ware came up with an amendment to include decommission and reconstruction. Mr. Cunningham asked Mr. Klofach what the Planning Commission's stance is. Mr. Klofach commented that the Planning Commission is not in favor of changing the zone and is going by the state's recommendations. Ms. Alexander commented that it could be worded as to the "best data available" and factors in new data down the road. The board agreed to change the zone line to the top of the steep gravel bank along Bobbin Mill Road. The Planning Commission will be submitting a revised FEH Overlay and revised language to the Selectboard at their September 24, 2013 meeting for continuation of the Effluent Hazard Regulations.

8:30 – Solar Array – Niles Behn Aegis Renewal Company – Mr. Behn presented to the board a proposed project of Solar array 100w PV Array at Brooks Field. The project would be at Brooks Field, a system of 97,295 watt DC, about 313-320 panels in an area of 40'x300. This would be 42% of the electrical town load. He presented 3 different financing options. One is a 20 year lease where a 3rd party owns the panels and Warren is host. Warren would receive 10% of the electric price and there is no out of pocket expense and no liability. The Benefit is about \$1,974.00 a year savings.

The second option is the Town owns the array and finances with a bond cost estimate of \$320,094. The Town could not take the 30% tax benefit as it does not pay tax. It would be a 15 year financing cost with 20% down. It figures out to roughly a \$60,000-70,000 to buy.

A project such as this takes about 4 months to complete. The board invited Mr. Behn back on November 24th.

9:15PM – Road Work Access Permit – David Campanelli – Mr. Campanelli has read the Access Permit requirements and understands what is expected. Mr. Cunningham commented that any work in the Town Right of Way must be put back as what it was.

Motion by Mr. Ackland to approve the Road Use Work permit for Mr. David Campanelli, second by Mr. Montgomery. All in Favor: VOTE: 4-0. Mr. Campanelli will check in with Mr. Simpson regarding the work in the right of way.

9:20 PM – Approval of Minutes for August 27, 2013 – Motion by Mr. Montgomery to approved the Minutes of August 27, 2013, second by Mr. Groom. All in Favor: VOTE: 4-0.

9:25 PM – Approval of Payable Warrants – Motion by Mr. Ackland to approve the accounts payable warrants as presented for \$58,401.92, second by Mr. Montgomery. All in Favor: VOTE: 4-0.

9:30 PM – Approval of Payroll Warrants – Motion by Mr. Ackland to approve the Payroll Warrants as presented for \$ 16,139.03, second by Mr. Groom. All in Favor: VOTE: 4-0.

9:35 PM – Other Business:

Public comment – Mr. Snow addressed the board regarding the municipal building roof concerning he was not notified about the changes from Mr. Simpson. Mr. Snow commented that the fireman performed a water test and the water ran down the side of the building. He also stated that the rain gutters that were installed last year on the fire house were not carried down with down spouts to the drains in the street. Currently, one runs down in the stone wall along the building towards the church and water runs down by the window into the firehouse behind the lockers. He wanted to know why gutters were changed from the original configuration to take water away from the building. He also wanted to know who was supervising these projects and approving them. Mr. Cunningham commented that the DPW, Mr. Simpson, was not present for the discussion and that the board approved the changes.

9:40 PM – Motion by Mr. Ackland to go into executive session inviting Ms. Jones, to discuss Real Estate, second by Mr. Montgomery. All in Favor: VOTE: 4-0.

9:55 PM – Motion by Mr. Montgomery to come out of executive session, second by Mr. Groom. All in Favor: VOTE: 4-0.

Motion by Mr. Montgomery to have the Mad River Path manage the Town Path, to rehabilitate and propose signage and manage it to the court stipulations, second by Mr. Groom. All in Favor: VOTE: 4-0.

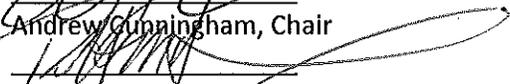
10:00 PM – Motion by Mr. Ackland to adjourn, second by Mr. Groom. All in Favor: VOTE: 4-0.

Minutes Respectfully Submitted by,
Cindi Jones, Warren Town Administrator

The Warren Selectboard



Andrew Cunningham, Chair



Bob Ackland, Vice Chair



Matt Groom



Anson Montgomery

Colleen Mays