

**Minutes of February 28, 2023 Meeting**  
**Warren Selectboard**  
**Streamed on MRVTV**  
**6:30 PM**

**Members Present:** Luke Youmell, Chair; Andrew Cunningham, Vice Chair; Bob Ackland; Camilla Behn, Devin Klein Corrigan.

**PC Members Present:** Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford.

**Staff Present:** Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary.

**Others Present:** Doug Bergstein, Gene Bifano, Mary Jane Blouin, Alice Cheney, Richard Czaplinski, Brooke Dingleline, Victoria Eardensohn, John Egan, Lisa Miserendino, Erika Nichols-Frazer, Carole Parker, Dorothy Tod, Margo Wade

The meeting was called to order at 6:34 pm.

**6:30 PM – Public Comment**

Richard Czaplinski suggested that efforts be made to remind residents of the importance of working smoke/fire detectors.

**6:35 PM – Agenda Changes**

The agenda was adjusted to allow time for the continuation of the LUDR public hearing; accordingly, the meet and greet with Superintendent Lechlitter and the discussion regarding the dog park were both postponed.

**6:40 PM – Meet HUUSD Superintendent Dr. Mike Lechlitter**

This item was postponed.

**7:00 PM – Dog Park Committee – Laura Arnesen**

This item was postponed.

**7:25 PM – Pre-Town Meeting Check In – Doug Bergstein**

The logistics of the first in-person Town Meeting to be held since 2019 were discussed, and questions were answered for Mr. Bergstein. Mr. Youmell offered to check on the status of a potluck meal being offered after the meeting.

**7:45 PM – Town Garage and Budget Presentation for Approval – Bob Ackland**

Mr. Ackland shared the presentation he had prepared, and other Board members provided feedback.

Mr. Ackland then presented the slides he had composed to explain the potential plans for renovating the Town Garage site; this will be an informational report provided at the end of Town Meeting, as no action is required. Mr. Ackland explained the design/placement of new buildings for housing vehicles and providing space for employees, fuel storage, and salt/sand storage. He also noted that there will be no expansion of the site and that there will be vegetation and other treatment in place for stream protection. A timeline was explained, and questions were answered.

### **LUDRs Hearing Continued from February 14, 2023**

The Selectboard, along with members of the Planning Commission, reviewed responses to questions posed by Ms. Klein-Corrigan regarding the draft LUDRs.

Mr. Sanford explained that, regarding protection of viewsheds and ridgelines, the PC intends to host a community-wide process that will identify specific sites to be included in the Town Plan, which will provide a more solid basis on which the PUC may evaluate future telecommunication tower proposals.

Mr. Egan and Ms. Dingleline pointed out the change they had submitted on February 27<sup>th</sup> to the suggested language they had provided regarding this issue, noting that their sample language now includes a 'prominently visible' qualifier.

For the items raised in Ms. Klein-Corrigan's notes that had not been previously addressed, the following points were made:

- A discussion was held related to the need for permitting swimming pools, while ponds do not need permitting until a relatively larger water capacity is constructed. Ms. Robbins explained the need for permitting of pools due to potential impacts on the property.
- Ms. Klein-Corrigan expressed concerns with the increase in regulations found in the draft. Ms. Behn explained that foreseen dramatic increases in residences may require more structure in order to protect natural resources and the character of the Town.
- Further information is being requested from PlaceSense regarding the need for three or greater dwellings to be reviewed as a PUD.
- Further information is being requested regarding a limit on accessory structure height of 24' – these structures must be subordinate to the main structure; there may be situations where subordinate is related to factors other than height.
- It was explained that a provision for the granting of a waiver was added to the 24' height limitation set in the Resource Protection district.
- Building heights in the General Business district (bottom of Access Road, Bobbin Mill, Airport) were explained as being limited due to the current character of these areas; Mr. Ackland indicated the need for infrastructure to be in place before any high-density structures such as a hotel were able to be located in this district.
- Language regarding the structure of intersections/curb cuts will be clarified with PlaceSense.
- Ms. Robbins explained the benefits of the Zoning Administrator (ZA) being aware of uses that may impact the environment, such as camping, as well as the safety and aesthetic impacts things along the line of rusting, unused and ignored vehicles and other equipment.
- Items such as building on piers, minimum unit size, PUD landscaping, and laundry facility requirements for multi-family dwellings were clarified as having safety, quality of life, or affordability impacts that indicate the use/structure should be reviewed by the ZA or DRB before construction or that the feature should be required.
- It was confirmed that a definition of affordability is included in the draft LUDRs.
- Further information is being requested regarding parking lot paving and striping. Ms. Wade pointed out that, should Sugarbush be required to stripe its lots, the related need for provision of ADA parking would lead to an inordinate number of ADA spots to be provided at the resort.
- Further discussion will take place regarding requirements that signs be created professionally.
- Most were in agreement that bearproof trash units be required.

- It was acknowledged that short-term-rental regulations would best be addressed through a separate ordinance rather than through the LUDRs.
- It was confirmed the language related to firewood processing does not apply to personal cutting of firewood; the related definition is in a table of use definitions.
- Some differences between home occupation and home business parameters were clarified.
- The 275' sight line requirement for some intersections is being clarified with PlaceSense.
- Mr. Sanford explained that the PC members had concurred that a density bonus for Conservation PUDs should be considered.

Ms. Behn spoke of the process of this major rewrite of the LUDRs, and the need for collaboration between the Selectboard and PC going forward, incorporating some visioning as a predecessor for any changes to be decided upon once anything that may have short-term impacts is incorporated into the current draft and it is adopted.

Ms. Dingledine and Ms. Wade indicated that they have not yet had the concerns they raised fully addressed. Selectboard members assured them that time would specifically be devoted to these topics at an upcoming meeting.

How to approach continuation of the LUDR adoption process was discussed; it was decided to hold joint Planning Commission/Selectboard meetings on March 13<sup>th</sup> (6:45 pm start) and 14<sup>th</sup> (6:30 pm start) to finalize review of the issues which have been raised. The proposed telecommunication language will be discussed on March 13<sup>th</sup>, and any outstanding Sugarbush concerns, including the Master Plan requirements, on March 14<sup>th</sup>. Following these meetings and further review, the Selectboard will provide the Planning Commission with a list of suggested edits to be completed before a revised version of the LUDRs is warned for public hearing and adoption.

**MOTION:** A motion to continue the public hearing until March 13<sup>th</sup> at 6:45 pm was made by Mr. Cunningham and seconded by Mr. Youmell. The motion passed unanimously.

#### **Other Business**

**MOTION:** A motion to ratify the Reappraisal Agreement presented was made by Mr. Cunningham, seconded by Mr. Ackland. The motion passed unanimously.

Mr. Ackland reported that quotes for a new loader had been obtained from Caterpillar (\$100K) and John Deere (\$99K); he explained that the current loader has been needing regular repairs, and that the warranty has expired. Some of the problems experienced have led to safety concerns, and it was felt that the loader should be replaced at this point, although it is about seven years before this is scheduled. Mr. Ackland noted that the capital schedule can be reworked to accommodate this purchase.

**MOTION:** A motion to approve the purchase of either of the two loaders for which quotes were available, based upon the Road Foreman's opinion of which is best for the job, was made by Mr. Cunningham, seconded by Ms. Behn. The motion passed unanimously.

The meeting adjourned at 10:18 PM

Respectfully Submitted,  
Carol Chamberlin

The Warren Selectboard

---

Luke Youmell, Chair

---

Bob Ackland

---

Devin Klein Corrigan

---

Andrew Cunningham, Vice Chair

---

Camilla Behn