

**Town of Warren  
Planning Commission  
Minutes of Meeting  
January 3, 2005**

**MEMBERS PRESENT:** John Donaldson, Laura Crandall, Lisa Miserendino  
Jim Sanford, John Goss, Don LaHaye

**OTHERS PRESENT:** Eric Brattstrom , Alan Hartshorn, Jason Lisai, Sugarbush  
Resort, Miron Malboeuf, Kevin Russell, Stark Mountain  
Productions,

**AGENDA:**

- 1.) 7:30 PM Call to Order
- 2.) Review Minutes 12/13/04
- 3.) Residential sprinkler discussion
- 4.) Review of proposed Act 250 amendment  
involving Bundy Road subdivision – Sugarbush Resort
- 5.) Town Plan Update
- 6.) Other Business

---

**I. CALL TO ORDER**

Mr. Donaldson called the meeting to order at 7:35PM. The Commission welcomed Miron Malboeuf in his new capacity in the combined position of the Zoning Administrator and Assistant to the Commission and the DRB.

**II. REVIEW MINUTES**

The minutes were approved and signed for December 13, 2004.

**III. RESIDENTIAL SPRINKLER DISCUSSION**

Eric Brattstrom returned to the commission to continue this discussion as requested by the Selectboard. Mr. Brattstrom reviewed his proposal requiring the use of fire sprinklers in new home construction according to the NFPA 13D Code. He also provided some information on costs and technical details and answered questions raised by the members. Mr. Hartshorn, representing the fire department, explained the town's experience with sprinklers. Mr. Hartshorn indicated that he favored the use of sprinklers. Mr. Hartshorn stated that homes with a sprinkler, especially second homes that are often vacant, should also have an alarm system. The Commission indicated this proposal would be considered in the coming year along with numerous other changes that needed to be made in the zoning ordinance.

**IV. ACT 250 AMENDMENT**

Jason Lisai, requested the Commissions support of a proposed amendment to a 1981 Land Use Permit 5W0673. Sugarbush Resort has subdivided property it owns on the Bundy Road in Waitsfield and is selling one lot for a single residence. The 1981 permit authorized the construction of a 3400 foot unpaved road running north from Airport Road in Warren to the

Bundy Art Center in Waitsfield and had a condition that the road could only be used for access to the Bundy, not for any other property adjoining the road. Sugarbush has requested the permit be amended to permit access to the new residential lot from the Waitsfield end of the Bundy Road only. The new owner would not be permitted to use the southerly portion of road for access to or from Airport Road in Warren. The Commission reviewed the history and rationale for the original permit condition, which was the Warren Planning Commission's concern about potential traffic safety issues at the Airport Road intersection. Since no new traffic would be affecting Airport Road, the Commission believes it can support the proposed amendment. Mr. Lisai will prepare a proposed letter of support to be signed by the Commission and this will be circulated before the next meeting.

**V. TOWN PLAN UPDATE**

Kevin Russell reviewed the latest version of the document that had been mailed to members prior to the meeting. The Commission suggested several changes to photos, especially on the cover. Mr. Sanford will assist on the cover design. Other changes were made to some of the text. Mr. Russell will provide what will hopefully be the final version before the next meeting. He will also provide some estimates for costs of different binding options.

**VI. OTHER BUSINESS**

Mr. Donaldson was elected to the vacant Chair position and Ms. Crandall was elected Vice Chair. There was discussion about how to fill the vacancy on the Commission.

**V. ADJOURNMENT**

The Meeting adjourned at 10:00 PM. The next meeting will be at 7:30 PM on January 17, 2005.

Respectfully submitted  
John Donaldson  
Acting Secretary

**PLANNING COMMISSION**

\_\_\_\_\_  
Laura Crandall (date)  
Vice Chair

\_\_\_\_\_  
Don LaHaye (date)

\_\_\_\_\_  
John Donaldson (date)  
Chair

\_\_\_\_\_  
Lisa Miserendino (date)

\_\_\_\_\_  
John Goss (date)

\_\_\_\_\_  
Jim Sanford (date)