

**Minutes of August 8, 2023 Meeting**  
**Warren Select Board**  
**Streamed on MRVTV**  
**6:30 PM**  
-draft-

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

**Staff Present:**

**Others Present:** Erika Nichols-Frazer (Valley Reporter), Margo Wade (Sugarbush)

**Public Comment**

Nobody present requested time to address the Board.

**Agenda Changes**

No changes were needed.

**Land Use Development Regulations Review**

The following was discussed, with Ms. Wade's feedback requested, regarding the draft LUDRs:

- 3203.A (4) – Use Limitations, requiring that additional permitting be in place if housing will be used for other purposes than employee housing at any point – This was discussed as currently being required, and it was agreed to keep the language intact.
- 3203.A (6)(a) – agreed to remove this requirement regarding a maximum of 36 people per structure.
- 3203.A (6)(b) – this limitation of two unrelated adults per bedroom was discussed; Ms. Wade expressed that this did not appear onerous, and so it was not decided to remove it.
- 3203.A (7) and (8) – more information is needed from Brandy regarding why these are necessary. (Dormitories, Bunkhouses, and Farm Worker Housing)
- 3204.B (6) – the Home Act has created restrictions on parking space requirements.
- 3205.A (2) – it was agreed that further clarification of 'subordinate' is needed.
- 3207 and 3211 – discussion postponed.
- 3215.A and B – Resort qualifications/definition – there was some discussion regarding the possibility of any other entities in town being considered a resort, or what future development of a resort is possible. It was also discussed that there may potentially be future development of an impact great enough to require a master plan, even for an entity not considered to be a resort.
- 3215.D – Master Plan requirements –
  - Sugarbush proposes that the DRB MAY require rather than have it be a mandate
  - Board members expressed an understanding that the Town needs to have some grasp of what is being planned going forward
  - The possibility of an every 5 or 10 year update was discussed
  - Some discomfort with calling out 'preexisting' resorts in 3215.D
  - Follow through on past partial approvals was mentioned, along with discussion of whether the burden for following through is on the resort or on the Town
  - The DRB already looks at the existing Plan when reviewing development proposals
  - Carrying capacity was raised as a potential trigger for requiring a Plan update
  - Requiring that an application for new development demonstrate how the project fits within the Plan was brought up as a possibility to satisfy the intent of keeping the Plan in focus

- Ms. Wade pointed out that there is a distinction between Lincoln Peak base area development and a Plan for the entire resort
- Ms. Wade indicated that the Forest Service accepts a Master Plan rather than approving it
- The Resort is currently updating their Forest Service Plan as required, and would appreciate having this effort tied into any requirements for a Plan from the three towns and the MRV
- 3403.G (3) – the requirement that Master Plans be updated every ten years was acceptable to all
- 3215.E (4) – Ms. Wade explained that the resort is aware of the need for employee housing and is working to create an adequate amount of various housing types, and also that the Resort already provides workforce housing, even though some is located on properties not owned by Sugarbush. She noted that this requirement doesn't really address the lack of housing in the area, which is what appears to be the intent of this regulation. Additionally, Sugarbush does not feel that resorts should be called out for this requirement, but that it should apply to any business where the number of employees has a large impact on housing. Board members also acknowledge potential future factors such as a majority of employees already being located in the area, as has been the case in the past. It was decided to remove this section of the draft LUDRs, and to possibly work through the intent of this requirement in another manner.
- 3215.E (3) – Ms. Wade requested that sections (a) and (b) be removed, as they were considered too restrictive. Ms. Behn explained that the intent is that the retail operations be ancillary to the resort; Board members felt that this is a non-issue for the area. It was agreed to remove the entire section of 3215.E (3)
- 3215.F was not fully discussed

It was decided that further LUDR discussion relevant to Sugarbush operations will take place at the August 29 Select Board meeting.

### **Other and Ongoing Business**

DRB feedback on LUDRs – Ms. Klein Corrigan noted that she will gather further feedback from DRB members regarding the draft Regulations.

Town Administrator hiring process – Ms. Behn provided a proposed outline to be followed. It was agreed that candidates chosen to be interviewed will take a Team Player assessment as part of the interview process, and that a Working Genius questionnaire be completed by the finalist candidate(s). Ms. Behn offered to set up a tracking spreadsheet of applicants. It was agreed that a subcommittee (Ms. Behn, Mr. Cunningham, and Dayna Lisaius) will review the applications and complete a first round of interviews, then make a recommendation to the full Select Board.

Lincoln Gap Road speeding concerns – Mr. Ackland reported that he has put the actions decided upon in motion, including having CVRPC put counters in place, contacting VHB, and arranging having the flashing lights put in place. He also noted that Jeff Campbell is reaching out to the Sheriff's Office.

RFPs – Mr. Ackland noted that he has drafted an RFP for IT services as well as one for the pavilion design/build project. He will circulate the drafts for review in preparation for approval at the next Board meeting.

Dog park tree planting – Board members noted that a copy of the original park plans had not been received, and it was unclear whether the proposed tree planting plans had changed. It was decided to ask Eve to attend the next Board meeting if a copy of the original plan was not available.

**Administrative Items**

Previously approved minutes were signed.

**MOTION:** *A motion to approve the payroll warrant in the amount of \$20,718.36 passed unanimously.*

Some questions were noted to be clarified with Dayna Lisaius, particularly regarding compensation for summer interns.

**MOTION:** *A motion to approve the accounts payable warrant in the amount of \$21,701.46 passed unanimously.*

The meeting adjourned at 8:35 pm.

Respectfully Submitted,  
Carol Chamberlin

The Warren Selectboard

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Luke Youmell, Chair

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Andy Cunningham, Vice Chair

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Bob Ackland

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Camilla Behn

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Devin Klein Corrigan