

Minutes of August 29, 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

Staff Present: None

Others Present: Mike Ketchel (Butternut Systems), Margo Wade (Sugarbush)

Public Comment

Mike Ketchel was present, and asked for some clarification of some aspects of the IT Project RFP. It was confirmed that the switch to NEMRC Online is part of this project, and some distinction between the use of Office 365 and Google Workspace was made. Board members explained that all responses received will be reviewed, likely at the October 10 meeting, and the Board will reach out to contractors for presentations after that review.

Agenda Changes

Some items were mentioned to be brought forward under Other Business.

Land Use Development Regulations review

Margo Wade was present to review proposed LUDR changes that will impact Sugarbush Resort.

Discussion centered on the following:

- 3215.F Resort Master Plan Requirements
 - (2) Public Safety Impacts
 - Agreed that ‘must’ is suitable, as this will only be if a Master Plan is already required
 - Agreed that language for this subsection should provide for agreement with the Town, with input from the Department of Public Service, regarding shared costs
 - (3) Transportation Impacts
 - Agreed that upon agreement with the Selectboard, applicant may be required to improve impacted roads
- 3403.G Resort or Campus PUD Master Plan
 - (1) (d) – Agreed that water and wastewater capacity should also be included in the details provided for proposed uses

Discussion of Section 3403 focused on what about these requirements might be more onerous than is necessary for the Town to be provided with a suitable perspective and outline of future plans at a resort. It was affirmed that the requirements outlined are necessary for any future resort or campus PUD applications, but that the already-approved Lincoln Peak Base Area Redevelopment Plan should be honored when Sugarbush moves ahead with applications for the development outlined for the remaining three parcels of that Plan. It was decided that a committee should be formed to prepare an MOU expressing that this Plan will be honored; the committee members will be Mr. Youmell, Ms. Wade, a member of the DRB, and possibly Brandy Saxton of PlaceSense. Documents to be reviewed by the committee will include related DRB decisions and relevant comments provided by Ms. Saxton during development of the draft LUDRs.

Ms. Wade commented that a Master Plan prepared for the Forest Service exists, which was created with significant community participation, during the current update to that Plan which she is working on, she will pull some of the information out as a reminder of the history behind the formation of the Plan.

There was some discussion of the snowmaking pipeline and the need for renewal of the Agreement regarding that infrastructure. It was confirmed that the Agreement was established in 1996 and automatically renewed in 2021. It will be up for another renewal in 2046, which will not be automatic. Ms. Klein Corrigan made note of this in the appropriate Select Board document.

It was agreed that discussion of Zoning Fees will take place as a separate conversation.

Other and Ongoing Business

Access Road culvert – Mr. Ackland reported that a group met with Mark Bannon last week, and plans to saddle the pipe, leaving it exposed, were reviewed. He noted that it is likely that Sugarbush will supply power to heat wrap the pipe, and that an MOU will need to be established for this configuration; it was also explained that there will be debris protection installed upstream of the culvert. Mr. Bannon is proceeding with applying for a wetland permit for the project. Construction will take place next year.

Planning Commission – Ms. Behn explained that the PC has been discussing priorities and planning for upcoming projects; it was agreed that a PC/Select Board discussion will be placed on the agenda for the September 26 Select Board meeting.

Cemetery Commission – Ms. Behn provided an update on cemetery access configurations and permissions. She noted that an easement provides access to the East Warren site for mowing and maintenance, the Commission does not intend to pursue a curb cut at this time. It is being determined what ability the Town has to address trees overhanging the Village site. It was agreed to have Megan Moffroid, as Tree Warden, look into this.

Executive Session

MOTION: *A motion to enter Executive Session to discuss personnel matters passed unanimously.*

The meeting entered Executive Session at 8:14 pm and returned to open session at 9:02 pm

The meeting adjourned at 9:02 pm.

Respectfully Submitted,
Carol Chamberlin

The Warren Selectboard

Luke Youmell, Chair

Andy Cunningham, Vice Chair

Bob Ackland

Camilla Behn

Devin Klein Corrigan