

Minutes of January 28, 2025 Meeting

Warren Select Board

6:00 PM

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Members Present: Camilla Behn, Andrew Cunningham, Vice Chair; Devin Klein Corrigan; Kalee Whitehouse; Luke Youmell, Chair

Staff Present: Andrew Bombard, Road Foreman; Rebecca Campbell, Town Administrator; Ruth Robbins, Zoning Administrator

Others Present: Tracy Brannstrom (Valley Reporter), Patrisha Hayes, Peter Hayes, Dan Heil (VHB), Lizzy Hewitt, Lisa Loomis (Valley Reporter), Steve Roy (WLA), Charlie Snow, Jessica Washington, Ted LaRock, Penny LaRock, Maria Burfoot, Chris Burfoot, Jeff Schoelkopff, Rocky Bleir, DeeDee Cartinelli, David Campanelli, Brent Adams, Josie Klein, Ruth Robbins, Andrew Bombard, Jim Sanford,

Public Comment

Nobody requested time to address the Board.

Agenda Changes

Appointment of a Cemetery Commissioner was added to the agenda.

Capital Budget

Mr. Cunningham presented the Capital Budget, noting that the overall increase was 7.9%, with most of that due to contributions to the Town Improvements fund. He reviewed the individual fund lines, noting current balances and any planned changes to contributions as well as outlining some of the projects/repairs that are anticipated.

MOTION: *Ms. Klein Corrigan made a motion to approve the FY26 Capital Budget in the amount of \$1,136,500. The motion was seconded by Ms. Whitehouse, and passed with Ms. Behn abstaining due to her position on the Cemetery Commission.*

Town Garage

Steve Roy presented information about two potential garage plans, the difference between the two being the location and slope of the road leading from Vaughn Brown Road up to the garage building and associated infrastructure. He and Dan Heil, along with members of the Town Garage Committee and Selectboard, responded to questions posed and feedback provided by several of those present at the meeting. The topics raised included:

- Some water sources have not been depicted in the 'existing conditions' drawings
 - These will be noted, although it was confirmed that there will likely be no impacts to these supplies
- The garage structure is designed to shield noise from the site
- The preferred access route is longer and shallower, but the cost adds approximately \$3M to the project, so a more direct route, generally following the existing road, is planned
 - The route has been planned so that wetlands are avoided as necessary
 - The access drive will be paved
- The garage and infrastructure are of a simple utilitarian design for equipment and material storage
- No change is proposed to the fire pond
- Stormwater retention ponds have been depicted on the site plan

- The main building is generally an open space, with a separate area for washing vehicles
 - Some office/storage/bathroom space has been designed off to one side of the interior
- The cost for Plan A is estimated at \$15M, the cost for Plan B at \$12M
- Potential for cost reductions is being investigated
- The numbers contain some contingency amounts, the goal being to complete the project without needing those funds
- Various configurations at the current site were investigated, but that parcel is not able to contain the structures necessary to continue housing the equipment needed
- Sight distance for pulling out of Vaughn Brown road was noted
 - Will need to apply for work in the State ROW
 - VTrans has no initial concerns
 - Selectboard has requested a lowering of the speed limit in this area, and continues to pursue working with VTrans on these issues
- Recreation possibilities
 - Point raised re recreation being the original intent of the parcel
 - Potential for trail network above the fire pond was explained
 - Preliminary plans for the site were made decades ago, perspectives and needs have changed
- Remediation of current garage site
 - Costs for this are in the proposal presented
 - The Selectboard has not addressed the possibility of developing housing at the current site, although there have been some discussions by the Planning Commission
- The berm on the east side of the parcel will be modified, and will continue to provide protection to the homes below the site
- Stormwater permits, erosion control permits, Act 250 review will all take place to ensure there is no runoff to neighboring parcels
- It will be less expensive to install a wastewater system than it would be to connect to the Town's system as a line would need to go under Route 100
- Explanation of energy code requirements, construction, materials to be used
 - All will be according to required specifications
- It was confirmed that a new curb cut has never been anticipated when planning for placing the garage at this site
- A rough outline of timing for permitting and construction was provided
- Traffic and noise concerns
 - The Selectboard continues to work on traffic calming efforts for the Village and this intersection
 - Paving of the access road will eliminate the creation of dust by vehicles using the site
 - The new location will help eliminate truck traffic in the Village
 - The Selectboard continues to work with VTrans to address the intersection of Main Street with Route 100
 - It was explained that berms are better than plantings for absorbing noise from the site

Mr. Cunningham explained that the previous Act 250 jurisdiction for the site's gravel extraction has long since lapsed, and the related restrictions providing for recreation as the primary use of the site are no longer in place. The proposed use as a garage site is the highest and best use for the Town at this point.

Cemetery Commission Appointment

MOTION: Ms. Behn moved to appoint Jule Burns to the Cemetery Commission, effective until Town Meeting Day 2025. The motion was seconded by Ms. Klein Corrigan, and passed unanimously.

Administrative Items

MOTION: A motion to approve the Minutes of January 7, 2024 passed unanimously.

MOTION: A motion to approve the accounts payable warrant in the amount of \$121,725.23 passed unanimously.

MOTION: A motion to approve the payroll warrant in the amount of \$19,006.67 passed unanimously.

MOTION: A motion to approve a second-class liquor license for Sugarbush Mountain Resort: Paradise Provisions passed unanimously.

MOTION: A motion to approve a first-class liquor license for Ole's DBA Eastern Ridge Nordic LLC passed unanimously.

The upcoming schedule was discussed.

Adjournment

The meeting adjourned at 8:00 pm.

Respectfully Submitted,
Carol Chamberlin

The Warren Selectboard

Luke Youmell, Chair

Andy Cunningham, Vice Chair

Camilla Behn

Devin Klein Corrigan

Kalee Whitehouse