

Minutes of April 28, 2026 Meeting

Warren Select Board

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Members Present: Camilla Behn, Harvey Campbell, Devin Klein Corrigan, Joel Taplin

Staff Present: Rebecca Campbell, Town Administrator

Others Present: Michelle Bennett, Perry Bigelow, Dave Ellison, Jenny Fallaice, Michael G, Peter Hourihan, Charlie Kahle, Lisa Loomis, Edward McDonough, Michael Palmer, Macon Phillips, Dan Raddock, Quayl Rewinski, Joshua Schwartz (MRVPD), April Smith, Zachariah Watson, Karen Winchell, Doug Stoehr, Joy Schiffmann, Callie Willis, Jeff Brouillard, Michelle Leibowitz, Adam Zawistowski

Ms. Klein Corrigan called the meeting to order at 6:30 pm. The meeting was held in person at the Warren Town Offices and online via Zoom.

Public Comment

Nobody requested time to provide comments.

Agenda Changes

East Warren Schoolhouse painting and repair work was added to the Other Business portion of the meeting.

Habitat for Humanity Presentation

Michael Palmer introduced the topic of Habitat's potential development of housing at the current Town Garage site.

Joshua Schwartz provided some context, outlining the previous housing work that has taken place in the MRV; this includes studies, analysis, and many available documents and data collections.

Zach Watson spoke more specifically of the Town Garage parcel opportunity, noting that a conversation with the Planning Commission had been followed by a site visit, and that Habitat is proposing that an Option to Purchase be agreed to in order for the organization to have time to complete a feasibility study.

Dan Raddock provided some background on the Planning Commission's work to determine how best to address development of housing at the Garage site, noting the suitability of the site for housing development and the opportunity presented by Habitat for the Town's partnering with a developer.

Ed McDonough then described Habitat's model, process, and housing standards; Karen Winchell reviewed the homeowner selection process and explained how the financing is structured. Charlie Kahle spoke of the community benefits experienced through partnering with Habitat.

Gregg Gossens, an architect working with Habitat, reviewed site use considerations, noting that the development approach for each of Habitat's unique sites requires input and idea generation, including community input. He showed several examples of housing development, and noted that some of the projects include work with partners, allowing for the development of rental properties.

Zach outlines some of the predevelopment costs involved in garage site, indicating that a mix of income levels, housing types, etc. would be ideal and that the feasibility study is needed to determine what is possible. He explained that Habitat would prefer to develop an MOU with the Town, rather than an Option with specific conditions included.

Questions raised by those present were answered, covering matters such as:

- The logistics of perpetual affordability

- Environmental assessment needs
- Feasibility study costs and considerations
- The vision for the property's development
 - Habitat is open to multiple options regarding density
 - Habitat is open to partnering with other developers
- The timeline for the Option and feasibility work
 - The Selectboard also needs to include this in their schedule

It was agreed to form a working group to discuss parameters to be included in an MOU between the Town and Habitat, consisting of Michelle Bennett, Adam Zawistowski, Dan Raddock, Jeff Brouillard, Michael Palmer, and Jenny Faillace.

Town Garage Solar Array

Answers to questions raised at the previous meeting had been provided, and spreadsheet comparing the several bids received for solar array installation was available.

Whether to install solar, as well as whether to install capacity above the 100KW estimated to be needed for operation of the building, was discussed in depth. It was agreed that the current cost estimates place the entire project under budget, with there being a lack of agreement on what amount of the anticipated available funds should be dedicated to solar installation. There were also questions raised regarding the sense of urgency for the decision to be made, with it being unclear whether the timing of the purchase/completion of work and related solar credits was impacting the need to finalize solar plans at this point. Members also expressed that they would like it to be clear that the price comparisons were for similar installations, and that they would like more information on the lesser-known provider.

East Warren Schoolhouse Repair and Painting

Estimates had been received from Green Mountain Painters, one for repairs needed (replacing siding, eliminating rotten wood) prior to painting, in the amount of \$14,608; and one for the painting work in the amount of \$50,850. Ms. Campbell reported that she had met with the painters as well as Chad of KMK, and that Matt of Green Mountain indicated that the building is in better condition than had been believed, with the wood repair and painting being the primary need. Ms. Klein Corrigan noted that the repair bid was provided on a time and materials basis, and might increase.

The logistics of the work to be done were discussed, as there is lead paint to be removed, which will likely require that the store be closed for a short period. It was agreed to discuss this with store management before finalizing plans.

Ms. Klein Corrigan also noted that under the new protocol with KMK the Town's building maintenance should include oversight by KMK of this building, and that there should be a conversation with Rootswork about the Town having a larger role in determining how the building is being maintained.

Other Business

Town Garage Schedule – MS. Klein Corrigan reported that the intended date to begin construction is May 18; it was agreed to have a low-key groundbreaking event, inviting key players from the various planning phases of the Garage.

Town Garage Signage – Ms. Klein Corrigan asked whether the Selectboard had any concerns regarding ReArch or other businesses working on the Town Garage placing signage at the bottom of Vaughn Brown Road. The Selectboard expressed no objections.

Administrative Items

MOTION: *A motion to approve the payroll warrant in the amount of \$34,621.22 passed unanimously.*

MOTION: *A motion to approve the accounts payable warrant in the amount of \$1,771,612.60 passed unanimously.*

MOTION: *A motion to approve a Second Class Liquor License Renewal for East Warren Community Market passed unanimously.*

There was clarification needed regarding the application for a liquor license amendment for the temporary food truck to be in place at the Sugarbush Golf Course. Ms. Campbell will get more details before the license is approved.

Adjournment

The meeting adjourned at 9:05 pm.

Respectfully Submitted,
Carol Chamberlin

The Warren Selectboard

Devin Klein Corrigan, Chair

Camilla Behn, Vice Chair

Kalee Whitehouse

Joel Taplin

Harvey Blake