

LANDPLAN, INC.
REAL ESTATE AND ASSET DISPOSITION SERVICES

January 15, 1996

Select Board
Warren, Vermont

Re: Warren Village Improvements Plan

We are pleased to submit the Report and Schematic Plan for the Warren Village Improvements Plan. The report contains our recommendations for Village Improvements. In arriving at these recommendations we have reviewed the long list of considerations generated by the public forums and your specific requests. Not all of these considerations have been included in our recommendations. Those not included were, in our opinion, either not feasible due to physical constraints or exorbitant costs, or were inadvisable.

The report is organized in three parts: a **Summary of priority projects** and their associated costs; a **description of each specific project and its related costs**; and **Appendices to the capital improvements priorities, planning, zoning and land use recommendations, and alternative funding sources**. Each project can be located on the Schematic Improvements Plan by means of its code number.

The recommendations are based on detailed research and cost estimating and reflect extensive contact with the general public, the Selectboard, representatives of the Planning Commission, members of the Warren Village Advisory Committee, and affected property owners. Your review can therefore focus on prioritization.

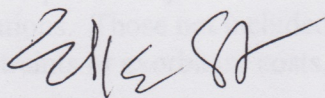
To expedite your review, the recommendations have been presented in outline form. For capital programming purposes, improvements have been divided according to *First and Second Priority* projects. The *First Priority Items* are those which were of major concern at the Forums and meetings, and/or were deemed critical for reasons of health, safety and economic function. Priority items have been further categorized as either *Immediate* or *Long Term Improvements*. Immediate improvements can be implemented without significant additional research, while Long Term Improvements are generally more comprehensive and will require further planning and engineering, zoning changes, and property acquisition. Recommended improvements have been illustrated on a reduced copy of the new 1" = 100' scale base map prepared specifically for this study.

Wherever possible, alternative funding sources have been indicated. However, cost estimates assume implementation by private sector contractors. In the event that work items can be completed by volunteers or Town crews, or funded by other than Town funds, line item adjustments to each project's costs can be made.

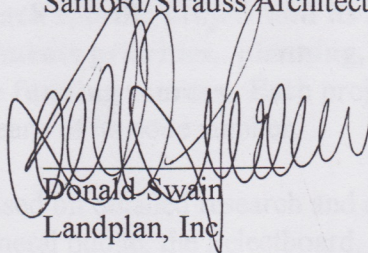
Several of the recommendations will require the assistance and cooperation of private land owners. We recommend that these private interests be contacted prior to finalizing budget allocations. We will be happy to answer any questions you have regarding our recommendations. We also feel it advisable to hold further public information forums with the various committees and the general public to discuss the recommendations prior to Town Meeting, and we will be happy to assist you in this regard.

We hope that our recommendations will assist you in the preparation capital improvement budgets this year and in future years.

Very truly yours,



Ellen Strauss
Sanford/Strauss Architects



Donald Swain
Landplan, Inc.