

Town of Warren
Planning Commission
Minutes of Meeting
Monday January 9, 2017

471

Members Present: Mike Ketchel, Camilla Behn, Alison Duckworth, Randy Graves, Jim Sanford, Mike Bridgewater and Dan Raddock.

Others Present: Chris Keating, Kevin Camara, Jake Sallerson, Peter MacLaren, Daniel Peck, Mark Hamelin, Chris Burfoot, John Goss, Kristine Kenney, Bill and Lin Barnes, Cherri Sherman, Carolyn Schipa, Quayl Rewinski, Carolyn Heft, Pamela Lerner, Sandra Brodeur, Jack Garvin, Kinny Perot, Richard Czaplinski, Margo Wade, Ashley Woods, Virginia Roth, Jane Cunningham, Andrew Cunningham, Megan Moffroid, Dave Ellison, Robin Bleier, Miron Malboeuf and Ruth Robbins.

Call the meeting to order, 7:30 pm.

1. Opportunity for Public Comment 7:30 7:45
2. Warren Main Street Improvement Project, Public Meeting
VHB 60% Final Design Update & Planning Commission approval, Mark Hamelin, Kevin Camera. LPM,
3. List of topics for 2016 Town Plan update, topics listed to date
 - a. Update of maps, Dan Currier, CVRPC
 - b. Inclusionary language for green infrastructure
 - c. Update for the housing distribution plan.
 - d. Municipal Planning Grant - Town Plan, Approved
4. Review & sign minutes, December 12th, 2016 draft
5. Other & New business:

Mr. Ketchel called the meeting to order at 7:37pm.

The meeting began with a Public Hearing on the progression of the Warren Main Street Improvement Project which is now at 60% completion. Mr. Hamelin told the group that they were now into more detailed construction plans and at the point of having to make a decision on materials and colors for the road surface areas. Some of the townspeople in the audience asked to be brought up to date as to the details of the project. Mr. Hamelin explained the "gateway" areas where the road surface would be a rougher texture signaling a change to the driver, that the PC had indicated along with input at previous meetings that the color used should be all of the same color family to give a more open feel and that the only parking being "lost" was where space was being used that was not compliant with commercial parking space standards. He also spoke about the stormwater features including the catch basins and the use of impervious pavers which will help in dispersing the water.

There has been conversation and inquiry into the possibility of putting the utility lines underground and with the road being dug up that this would be a good time to at least install some conduit for future line relocation. Mr. Camara looked into this for the PC and spoke with both Green Mountain Power [GMP] and Waitsfield Telecom. Though they would only be looking at about 300 or so linear feet of conduit installation the cost was estimated at \$80,000. Some discussion took place with many in attendance supporting the idea of wanting to place the lines underground. Mr. Camara also noted that GMP was not in favor of using conduit under the bridge and would instead keep the lines up above the stream should the town want to consider putting conduit under the bridge when it gets replaced.

After some discussion about what if any costs were associated with maintaining the stormwater catch basins [minimal], whether or not the pavers were dark or light in color would have a negative effect on heat being absorbed or given off thus affecting global warming [too small an area to have any significant effect] and whether or not the speed limit would be reduced [needs to be brought up to the Select Board] the PC decided to go with the Belgium block for the gateway areas and the clay fired brick [Pine Hall Storm Pave "cocoa"] for

the pedestrian/parking areas. A motion was made by Mr. Graves that the Commission approves the continuance to the final design [100%] by the designers and engineers. Ms. Behn seconded the motion and the vote was unanimously in favor.

The PC then reviewed and signed the minutes of 12/12/16.

A motion was made by Ms. Behn and seconded by Mr. Bridgewater to authorize Mr. Ketchel to give a final review and approval of the PC Annual Report being drafted by staff. The vote was unanimously in favor.

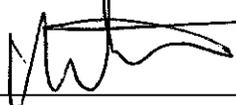
In new and other business the following was brought up:

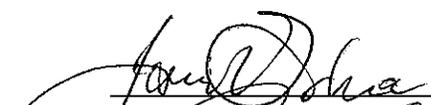
- a) Discussion about a "planning retreat/workshop" for the next scheduled meeting on January 23rd. The group decided to do a potluck dinner and Mr. Sanford generously volunteered his home. The retreat will be a meeting at which the PC members will devote their time to discuss some of the broader issues of planning – i.e. what is development? Kinds of development? Who do we [the Town of Warren] want to be? Definition of "economic vitality"? What does/should growth look like in Warren? "Big" planning issues such as the Town Garage, Affordable/Accessible Housing. This will be a meeting about general visions for the town.
- b) Mr. Malboeuf reported that he was working on the RFP [request for proposal] for a consultant to assist in the rewrite of the Town Plan. Ms. Keeney reported on her work on updating the housing study for the MRVPD. Mr. Sanford reported that the Steering Committee discussed the possibility of having a valley-wide energy policy which though might make sense could prove to be challenging due to vastly different positions on wind power between Waitsfield and Warren.

The meeting was adjourned at 9:27 pm.

Respectfully Submitted,

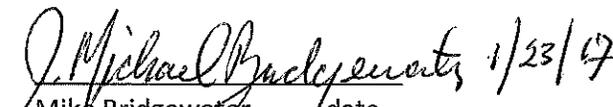
Ruth V. Robbins
DRB/PC Assistant
Planning Commission

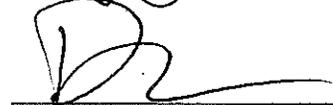

Mike Ketchel date 1/23/17

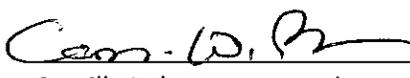

Jim Sanford date 1-23-17

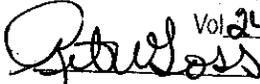

Alison Duckworth date 1/23/17


Randy Graves date 01/23/17


Mike Bridgewater date 1/23/17


Dan Raddock date 1/23/17


Camilla Behn date 1/23/17

TOWN OF WARREN, VT
 Received for Record 1/27 2017
 at 1:02 o'clock P M and Received in
 Vol 243 Page 471-472

 TOWN CLERK
 VT Property Transfer Tax Return #