

**Town of Warren
Planning Commission
Minutes of Meeting
Monday August 14, 2017**

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

Others present: Tim Seniff, Sue Carter, Marilyn Miller, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm.

1. Opportunity for Public Comment
2. Town Plan Update, PC to discuss "planning considerations" to be able to share some conclusions with Brandy on 8/28.
3. Remaining items for Warren Main Street Improvement Project
4. Review & sign minutes July 24, 2017
5. Other & New business

The meeting was called to order at 7:35 pm.

There were three townspeople in attendance but no public comment at the onset.

The PC discussed briefly the remaining items of a bench and/or bike rack that was included in the plans of the Main Street Improvement Project. Mr. Sanford told his fellow members that he had discovered (at no cost) an old farmers hay rake that the owner would allow them to use "on permanent loan" as a possible bike rack. They discussed where it should go: by the gazebo or in the location originally designated for a bench between the Warren Store and the bridge. Without dimensions, and not knowing any associated costs with the installation at both sites, the matter was left undecided pending further information.

The members next moved on to a conversation about Planning Considerations: Current Needs and Challenges, Long-Range Issues and Concerns and Public Sentiment. There was much discussion about just what our consultant wanted/expected from the PC. Was this about goals and objectives as outlined in each individual chapter and if so, the members liked what was expressed there. A couple members noted that the goals and objectives contained a lot of specific detail that had been developed over time.

They decided to turn their attention to a broader approach and talk about the Current Needs and Challenges. They started by compiling a list that included jobs/economic development-vitality, affordable housing/infrastructure and preservation of natural resources/recreation-paths-trails. One PC member noted that when it comes to economic development that in reality Warren will never have a "single commercial center" as the commercial activity was split primarily between the mountain and Warren village. He continued to say that we really should think of Warren as a satellite to the one major commercial center, Irasville. As we do not have the critical mass to support a lot of commercial activity we cannot expect to duplicate or be a substitute for Waitsfield. Instead we need to look at what we may have or want as activities that bolster or complement what happens north of us.

The conversation then shifted to residential growth patterns and what if anything they might consider doing to change it. They commented on how the Community Survey showed that there was support for DRB review of homes larger than 4,000 square feet and that open space should be maintained in the rural areas of town. They queried as to whether or not they should consider a larger minimum acre lot size to help discourage sprawl and help keep more open land. Conversely should there be additional areas with smaller

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minimum lot sizes to attempt to help housing affordability. Other challenges raised were the consistency of cell service, internet speed and the availability of EV charging stations. Another was the loss of many of those in the 18 to 30 year old demographic. The discussion ended on the thought that the PC's role is really in planning of land use as that determines the activities that take place in the town.

In other business Mr. Sanford brought up the topic of lighting for the newly renovated bridge on Main Street south of the Warren Store. He had done some research and had come up with a proposed light to pass by his fellow PC members. Though the lights were well received there was concern about the fact that they were not "downcast" lights as is called for in the zoning regulations. A couple others, though liking the idea of lights on the bridge really were adamant about minimizing any "light pollution". The proposal will go to the Select Board for their review.

The minutes from the previous meeting of July 24th were reviewed, slightly modified and signed. The meeting was adjourned at 9:42 pm.


Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

Planning Commission

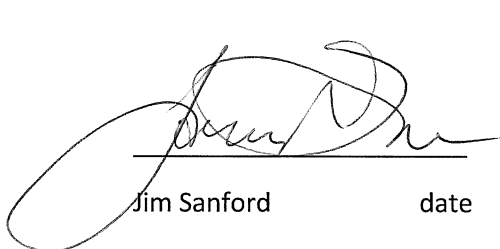
Alison Duckworth date

 8/28/17

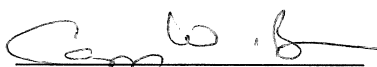
Dan Raddock date

 8/28/17

Mike Ketchel date

 8/28/17

Jim Sanford date

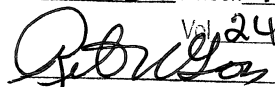


Camilla Behn date

TOWN OF WARREN, VT

Received for Record 8/29 2017

at 11:30 o'clock A M and Received in

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TOWN CLERK

VT Property Transfer Tax Return # _____