

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday November 27, 2017**

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

Others Present: Brandy Saxton [via speaker phone] and Ruth Robbins.

Agenda: Call the meeting to order, 7:30

- Opportunity for Public Comment
- Town Plan Update, Review of revised chapter drafts, Brandy Saxon-Place Sense
- Review & sign minutes of November 13, 2017 (link)
- Other & New business:

Mr. Ketchel called the meeting to order at 7:33 pm.

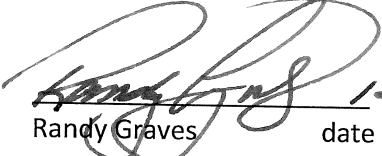
With no public comment, the PC immediately began with Ms. Saxton guiding them through the draft of the Economy and Energy sections. She told them that she attempted to "slim down" the economy section and will be adding many pieces of the data in table form instead of text. The statistics were obtained from the US Census Bureau 2015 analysis which was found on the Census Bureau's "on the map" Area Profile page. <https://onthemap.ces.census.gov/>. After a bulleted section of characteristics of Warren's economy, there was a section about tourism and Sugarbush Resort. The PC members noticed that there was a gap where the recent developments at the resort over the past ten years was not clearly stated. They felt that the addition of Clay Brook, the new Gate House, and Ski School structures as well as the two condominium buildings [Rice Brook and Gadd Brook] should have more emphasis along with the upgrading and increased capacity of the chairlifts. Staff offered to get Ms. Saxton some data on that development activity.

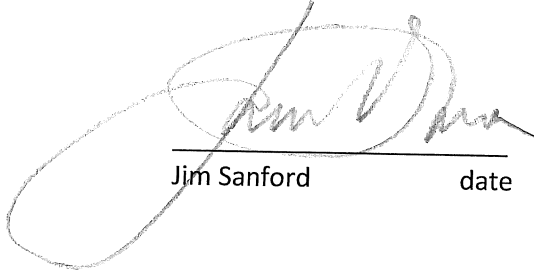
The other section Ms. Saxton had drafted for review was the Energy section. The PC had amended that section back in 2014 but with State mandates and the enactment of Sec. 248, [\[http://legislature.vermont.gov/statutes/section/30/005/00248\]](http://legislature.vermont.gov/statutes/section/30/005/00248) Ms. Saxton did some reorganization to be consistent with how the State will be looking at Town Plans and the information contained within. There were three basic headings: Electricity, Thermal and Transportation. There is also a section on the State Energy Goals. There was some discussion on the way the data was prepared and how accurate [or not] it was and if it presented a clear message in the Town Plan as to how much energy [electricity] is being used and by whom. It was thought that the average was indicating a higher usage than in reality. Ms. Saxton said she would send the link for the usage data so that the members could take a look for themselves if they so desired.


Ms. Saxton said she was working her way towards the Planning considerations where the members would be able to review and edit the policy statements. The PC is anxious to see as much as possible as they were starting to have a hard time following the changes and were concerned about making sure that with things being moved around as a result of the reorganization of the format, that nothing was left out. They also expressed a concern with trying to satisfy what the regional planning district and the state want to see in our plan, is it still really "our" plan. Another comment was that the plan still seemed too generic in tone.

The members reviewed and signed the minutes of the previous meeting and adjourned at 9:09 pm.

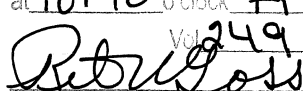
Respectfully Submitted,  
Ruth V. Robbins  
DRB/PC Assistant  
Planning Commission

  
Randy Graves                      date      12/11/17

  
Jim Sanford                      date      12/11/17

~~Dan Raddock~~                      date  
Camilla Behn  
  
Mike Ketchel                      date      12/11/17

Alison Duckworth                      date

TOWN OF WARREN, VT  
Received for Record 12/12 20 17  
at 10:40 o'clock A M and Received in  
Vol. 249 Page 102-103  
  
TOWN CLERK  
VT Property Transfer Tax Return # —