

**Town of Warren
Planning Commission
Minutes of Meeting
Monday January 8, 2018**

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

Others Present: Eric Vorwald and Ruth Robbins.

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

- 1) Opportunity for Public Comment
- 2) Eric Vorwald, AICP, Senior Planner

Eric assists municipalities with land use planning issues, including municipal plans and bylaws, and development of the Regional Plan. He is the Commission's contact for Act 250 and Section 248 project review. He staffs the Project Review Committee, Town Plan Review Committee, Regional Plan Committee, and Regional Energy Committee. 2018 Budget

- 3) Local Hazard Mitigation Plan Update input (carried over from previous meeting)
- 4) Review draft of PC 2017 Annual Report
- 5) Review & sign minutes December 11, 2017
- 6) Other & New business:

Mr. Ketchel called the meeting to order at 7:30 pm.

With no public comment the PC proceeded to welcoming Mr. Vorwald. Mr. Ketchel began by asking how "real" [accurate] the statistics were along with the goals and could the Town set their goals higher and still comply with Act 174 [*Act 174 of 2016 establishes a new set of municipal and regional energy planning standards, which if met allow those plans to carry greater weight - substantial deference - in the Section 248 siting process for energy generation*]. Mr. Raddock also noted and looked for confirmation that with a change in the State Administration there seemed to be a shift in priorities.

Mr. Vorwald gave a presentation that began with the State's desire in 2011 to come up with a plan to reduce greenhouse gases. This resulted in a goal of 90% of our energy coming from renewable resources by 2050. He went on to say that this goal encompasses transportation, building efficiencies, conservation and that electricity was the primary focus in the updated plan of 2016. The Regional Planning Commission has drafted a regional plan that targets energy conservation and efficiency to reduce fossil fuel use.

Act 174 establishes a set of optional municipal and regional energy planning standards that were developed by the Department of Public Service in 2016. Towns that meet the standards will receive a determination of energy compliance (DOEC). Depending on the specificity of the language in the Town Plan that complies with the standards set forth, the municipality would either be considered for "Due consideration" or "Substantial Deference".

Mr. Vorwald went over the basic requirements, talked about the analysis, targets and evaluation of needs and informed the PC that if a town wanted to use their own data and perform their own analysis they could, however, if they opted to use Regional's data they would be presumed to have met the standards. He continued by telling the PC members that there was a requirement that the plan must have a provision that provides opportunities for the town to achieve the set energy targets. Mapping is also required showing preferred locations and areas felt to be unsuitable. Known constraints such as primary and secondary

conservation areas and municipal lands can be taken into account as well as possible constraints such as conditions which could impact development, but which would not necessarily prevent it.

One item that brought about some discussion was the requirement of a "statement of compatibility" with the bordering towns. It is well known that Waitsfield is much stricter about the possible usage of wind energy than is Warren. Mr. Vorwald said that those areas of land right on the border of the two towns should really be the only areas of contention and hopefully the two towns can come to some sort of agreement that would satisfy a "statement of compatibility". Mr. Vorwald concluded his presentation with informing the PC that the Regional Planning Commission had the resources to offer municipal assistance should the town want it. The PC said yes, they would like some assistance and would follow up with specifics soon.

The PC next reviewed the draft of the Planning Commission Annual Report of 2017. Mr. Graves had already added some "polish" to the document and one member suggested one last change to a particular sentence. Mr. Raddock moved that the PC accept the report, with changes, that was then seconded by Ms. Behn. The vote was unanimous in approving the 2017 Annual Report. The minutes of the December 11, 2017 meeting were reviewed and signed. A review of the updates needed for the Local Hazard Mitigation Plan was deferred to the next meeting.

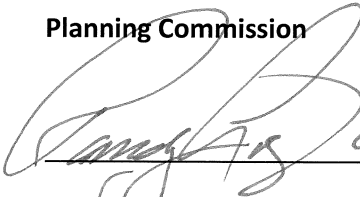
The meeting was adjourned at 9:07 pm.


Respectfully Submitted,


Ruth V. Robbins

DRB/PC Assistant

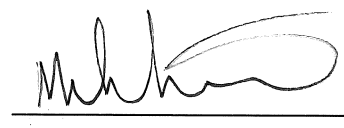
Planning Commission

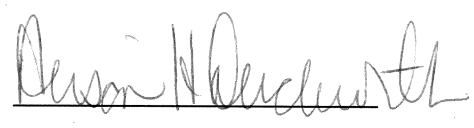

_____ 01/22/18
Randy Graves date

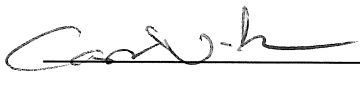

_____ 1-22-18
Jim Sanford date



_____ 1/22/18
Dan Raddock date

Mike Bridgewater date


_____ 1-22-18
Mike Ketchel date


_____ 1/22/18
Alison Duckworth date


_____ 1/22/18
Camilla Behn date

TOWN OF WARREN, VT
Received for Record 1/23 2018
at 9:15 o'clock A M and Received in
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TOWN CLERK
VT Property Transfer Tax Return # _____