

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
AUGUST 9, 2004**

MEMBERS PRESENT: Clayton Cormier, Chair, John Donaldson, Lisa Miserendino, Jim Sanford & Don LaHaye

OTHERS PRESENT: Virginia Farley, Anne Greshin, Adam Greshin, Bill Maclay, Jim Caffry, Karen Van Gilder, DRB/PC Assistant

AGENDA:

- 1) 7:30 PM Call to Order
- 2) Approving Minutes
 - a) Minutes from July 19, 2004
 - b) Minutes from July 26, 2004
- 3) Review Proposal for Changes to Eurich Farm Parcel
- 4) Review Memo from Conservation Committee on Proclamation Boundary
- 5) 2005 Municipal Planning Grant Application
- 6) Discuss Schedule for Completing Town Plan
- 7) Town Plan Update – Chapter 11
- 8) Other Business
 - a) AOT Grant Opportunity
 - b) Schedule Special Meeting to Re-Adopt Town Plan with Addendum – August 30
 - c) Request to Attend NNECAPA Conference

I. CALL TO ORDER

Mr. Cormier called the meeting to order at 7:40PM.

II. SIGNING OF MINUTES

MOTION by Donaldson, seconded by Sanford, to approve the July 19, 2004 meeting minutes as amended. VOTE: unanimous; motion carried.

MOTION by Donaldson, seconded by LaHaye, to approve the July 26, 2004 meeting minutes as amended. VOTE: unanimous; motion carried.

III. REVIEW PROPOSAL FOR CHANGES TO EURICH FARM PROPOSAL

Farley, Maclay, Caffry, and the Greshins came before the Planning Commission to present a change to the conservation easement on the Eurich Farm parcel, which is now owned by the Greshins. The Planning Commission reviewed a memo from the Greshins dated July 21, 2004 and noted that it had not been received by the Planning Commission until this evening. The conservation easement, to which the Vermont Land Trust and the Town of Warren are parties, is based on a document signed by the Warren Planning Commission in 1985. After a discussion of whether the Planning Commission has the authority to hear this type of proposal now that many of its duties have been shifted to the Development

Review Board, the planning commission agreed to listen to the group's presentation and decide later what its role would be in the process.

The proposed changes would lower the number of units allowed from 65 to 5, exchange unconserved wetlands for conserved buildable land for a net increase of conserved land, provide public parking and access to the conserved land, and relocate a public path. Farley stated that the Vermont Land Trust supports the proposal.

The Planning Commission asked the Greshins to submit the following:

- 1) A memo from the Vermont Land Trust indicating support of the proposal;
- 2) A memo from the Selectboard regarding the Planning Commission's role and authority;
- 3) A copy of the 1985 agreement;
- 4) A copy of the proposed agreement;
- 5) A memo from the Conservation Commission stating their opinion of the project.

After the presentation, the Planning Commission discussed the need for more advanced warning to react to proposals of this type and how to best use the Conservation Committee. Donaldson pointed out that one of the Conservation Committee's responsibilities is to study parcels and make recommendations about lands that should be conserved and that they should probably be consulted in this instance. Van Gilder will contact Tara Hamilton of the Conservation Committee about the proposal.

IV. REVIEW CONSERVATION COMMITTEE MEMO ON PROCLAMATION BOUNDARY

The Planning Commission reviewed the Conservation Committee memo on the Proclamation Boundary dated August 6, 2004. The Planning Commission agreed that in general they would not object to expanding the boundary. It was agreed that they had already discussed this many times and that the group would like to see a map with concrete recommendations for a new boundary from the Conservation Committee and/or the GMNF. In response to the questions about management of land already in Forest Service possession, the Planning Commission will reserve comment until concrete recommendations are made and public comment can be taken. Van Gilder will contact Tara Hamilton of the Conservation Committee with the Planning Commission's requests.

V. 2005 MUNICIPAL PLANNING GRANT APPLICATION

Van Gilder stated that the deadline for the Municipal Planning Grant is September 30, 2004 and that the Planning Commission should start thinking about what they would like to propose for funding. The maximum funding amount is \$15,000. Cormier suggested that the hiring a consultant to advise the Planning Commission and the Development Review Board in making amendments to the Land Use and Development Regulations would be a good project. The Planning Commission agreed to think about other possible projects and return with any other suggestions at the August 23, 2004 meeting.

VI. DISCUSS SCHEDULE FOR COMPLETING THE TOWN PLAN

Van Gilder pointed out that the schedule for completing the Town Plan would probably require weekly meetings for several months and that the Planning Commission had

scheduled a Public Forum for September 20, 2004 to present the final draft. Donaldson stated that it would be helpful to make a summary of the plan (what has been changed and what has been accomplished) available to the public prior to that forum and volunteered to write it. The Planning Commission also expressed interest in changing the format of the plan so that the Goals, Objectives, and Strategies would follow each chapter rather than being lumped together in the last chapter. Van Gilder will cut and paste the plan in that manner, and the group will begin their final edit of the entire document.

At 9:10 PM, Cormier left the meeting and Donaldson acted as Chair.

VII. TOWN PLAN UPDATE – CHAPTER 11

The Planning Commission made changes to the plan from Section 9, Making Ends Meet to Objective 4 of Section 10 Land Use. The Planning Commission agreed to continue making changes to Chapter 11 at the August 23, 2004 meeting.

VIII. OTHER BUSINESS

a) AOT Grant Opportunity

Sanford stated that in his experience being on the Transportation Advisory Committee, Warren's project was not the type that would be funded through this program. Because of this, coupled with the tight deadline, the Planning Commission decided not to pursue this funding opportunity.

b) Special Meeting August 30, 2004.

The Planning Commission agreed to have a Special Public Hearing on August 30, 2004 to approve the current Town Plan with addendum.

c) Request to attend the NNECAPA Conference

The Planning Commission approved Van Gilder's request to attend the conference.

VI. ADJOURNMENT

MOTION by Donaldson, seconded by LaHaye to adjourn the meeting.

VOTE: unanimous; motion carried.

The meeting adjourned at 10:00 PM.

Respectfully submitted,
Karen Van Gilder
DRB/PC Assistant

PLANNING COMMISSION

Clayton Cormier, Chair (date)

John Donaldson (date)

Lisa Miserendino (date)

Jim Sanford (date)

Donald La Haye (date)