

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
OCTOBER 25, 2004**

MEMBERS PRESENT: Clayton Cormier, Chair, Don LaHaye, John Donaldson, Laura Crandall, Jim Sanford, John Goss, Lisa Miserendino.

OTHERS PRESENT: Karen Van Gilder, DRB/PC Assistant

AGENDA:

- 1) 7:30 PM Call to Order
- 2) Review Minutes (5 min)
 - a) Review September 20, 2004 Minutes
 - b) Review September 27, 2004 Minutes
- 3) Russell-Tremper Access Update (5 min)
- 4) Discuss Proclamation Boundary Proposal (15 min)
- 5) Town Plan Update (30 min)
- 6) Other Business
 - a) Invoice – Stark Mountain Productions
 - b) Invoice – Stitzel, Page & Fletcher, P.C.
 - c) Community Service Work Crew

I. CALL TO ORDER

Mr. Cormier called the meeting to order at 7:35 PM.

II. REVIEW MINUTES

The minutes from September 20, 2004 were signed because they had been approved at the September 27, 2004 meeting.

MOTION by Cormier, seconded by Donaldson, to approve the minutes from September 27, 2004, as amended. VOTE: unanimous; motion carried. (Miserendino not present)

III. RUSSELL-TREMPER ACCESS UPDATE

Crandall had attended the October 19, 2004 Selectboard meeting at which the proposal to put a road through the DeFreest farm on which the Town holds a conservation easement was discussed. She reported that the proposal had been changed since the Planning Commission had last reviewed it to include the possibility of a second house in 10 years and to increase the number of acres reserved for development from 10 to 16. It appeared that the road had also been moved to follow a zig-zag pattern across the DeFreest property. The Selectboard had told Russell-Tremper to bring the new proposal back to the Planning Commission for additional comment. Concerns were the potential of the year-round road to disturb wildlife, the idea that the conservation easement represented a public trust that should not be changed lightly, and that the properties on the Waitsfield side would eventually be developed and the road would be duplicated.

The Planning Commission agreed that they were still in agreement that they were generally not in favor of the idea of granting access through a protected property. They stated that if Russell-Tremper approached the Planning Commission with a new proposal that they would require the following before further review:

1. a letter from DeFreest or the owner of record and any other abutters whose property would be impacted by the road;
2. a clear plan with topographical and zoning information up to the DRBs standards of review showing the proposed road and the alternative route through Waitsfield and the lands that would be conserved;
3. a professional cost estimate for the alternate route through Waitsfield; and,
4. a copy of the definition of "development rights" from the 1982 zoning ordinance.

IV. DISCUSS PROCLAMATION BOUNDARY PROPOSAL

The Conservation Committee submitted a revised proposal that states the following:

Per your request, the Conservation Committee has re-evaluated our position and recommendation for expanding the Proclamation Boundary in Warren. The following motion carried at our meeting Tuesday evening:

The Conservation Committee recommends that the entire town of Warren be included within the Green Mountain National Forest proclamation boundary, with the provision that the Conservation Committee will actively seek to identify priority conservation areas within the town for acquisition by the Forest Service.

The Planning Commission agreed to edit the recommendation to state:

The Warren Planning Commission recommends that the entire town of Warren be included within the Green Mountain National Forest proclamation boundary. The Warren Conservation Committee will actively seek to identify priority conservation areas within the town for acquisition by the Forest Service.

Miserendino asked whether the Conservation Committee's recommendations would come back to the Planning Commission for review. She stated that she was concerned that lands that the Planning Commission might earmark for village development might then get purchased by the Forest Service instead. She wanted to know how the Conservation Committee would identify the priority areas. There was some comment on the fact that this scenario would be fair to all residents and not preclude anyone from selling land to the Forest Service. Cormier stated that he had mentioned this recommendation at the MRVPD meeting and no other towns had voiced concerns.

MOTION by Cormier, seconded by Donaldson, to adopt the recommendation of the Conservation Commission, as amended. VOTE: AYES: Cormier, Donaldson, LaHaye, Goss, Sanford, Crandall; NOES: Miserendino; motion carried.

Van Gilder will add references to the new recommendation to the Town Plan in Chapters 3 & 9 and wherever appropriate.

IV. TOWN PLAN UPDATE

Van Gilder distributed the latest versions of Chapters 1,3,4,6, and 7 in their final design from Kevin Russell. LaHaye noted that the picture on the cover had come from the Burlington Free Press and that the Town ought to acquire permission before using it. VanGilder agreed to have two more chapters complete by the next Planning Commission meeting.

V. OTHER BUSINESS

a. Invoice – Stark Mountain Designs

MOTION by Cormier, seconded by Sanford, to pay the invoice for \$575.00.

VOTE: unanimous; motion carried.

b. Invoice – Stitzel, Page & Fletcher, PC

The invoice was forwarded to the Development Review Board for review.

c. Community Service Work Crew

Don LaHaye contacted the Department of Corrections Community Service unit to inquire about having someone take minutes for the Planning Commission. Goss looked into the budget and determined that funds were available.

MOTION by LaHaye, seconded by Cormier, to sign contract for community service work crew and to use the service on a trial basis for the remainder of 2004. VOTE: unanimous; motion carried. (Miserendino not present)

d. Pedestrian Plan Update

This item was not on the agenda.

Donaldson reported that he had attended the October 4, 2004 Selectboard meeting at which they approved the Interim Town Plan and were introduced to the Pedestrian Plan. He stated that he had given them some background on the plan and asked them to read it. He also emphasized that the elements of the plan could be phased. Two members of the public had attended and had spoken in favor of the plan. The Selectboard stated that they would like to combine some of the elements of the plan into their plan to repave the Village in the next year. Van Gilder will ask the Selectboard to take up the subject again soon. Cormier asked her to tell the Selectboard that the Planning Commission would be available to help them fit the elements of the pedestrian plan into their road plans.

e. TAC Meetings

This item was not on the agenda.

Jim Sanford stated that he would not be able to attend the TAC meeting for the rest of the year and asked for a replacement.

VII. ADJOURNMENT

MOTION by Donaldson seconded by Sanford, to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 8:45 PM.

Respectfully submitted,
Karen Van Gilder
DRB/PC Assistant

PLANNING COMMISSION

Clayton Cormier (date)

John Donaldson (date)

Jim Sanford (date)

Laura Crandall (date)

Don LaHaye (date)

John Goss (date)

Lisa Miserendino (date)