

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY MAY 10, 2010**

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Members Present: Craig Klofach, Don LaHaye, John Goss, Mike Ketchel and Dan Raddock.

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Status flood hazard bylaw updates.
2. Town Plan Update Progress.
3. Other business:
  - a. Approve minutes from 04/26/10

Mr. Ketchel called the meeting to order at 7:34 pm.

Mr. Klofach began the meeting by going over the Town Plan updates he had formatted for Chapters one through five. He thought they were pretty much complete but was missing some additional school information and wanted the members to note the additions in Chapter three that had been suggested by the Conservation Commission. The members briefly discussed what if any change they may want to include regarding the balance between “protecting and enhancing Warren’s scenic landscape and rural character” and the allowance of alternative energy structures such as solar panels and wind turbines also in Chapter three. Mr. Ketchel shared with the PC that there would be a public forum in Waitsfield on May 18<sup>th</sup> regarding this issue as Waitsfield is looking at a proposal for wind towers up on the Northfield ridge. Mr. Ketchel urged others to attend as he thought Warren could gain some knowledge from her neighboring town and how it is handled. It has been suggested that the MRVPD attempt to put together a Valley-wide energy policy, but some felt that reaching a consensus would be challenging.

Mr. Malboeuf reviewed with the PC his work on the Housing Distribution Plan which is required by the State and the Regional Planning District. The Regional Planning commission is looking for 69 units by the year 2014. Mr. Malboeuf said he had found the possibility of 69 future housing units located amongst the Rural Residential, Sugarbush Village Growth Center and Warren Village districts.

The Commission next discussed the status of and next step in the updating of the Flood Hazard Regulations in the Land Use and Development Regulations. It was determined that the changes would be put forth with the required report for a warned public hearing in June and then passed on to the Select Board with hopeful adoption by the end of July.

In other business the April 26<sup>th</sup> minutes were reviewed and signed. Mr. Ketchel shared a drafted letter in support of the Safe Routes to School grant application part of which is a feasibility study for approximately 1,700 feet of sidewalk on Main Street and Brook Road. A motion to approve the letter of support was put forth by Mr. LaHaye, seconded by Mr. Klofach and approved unanimously by the Commission. Mr. Ketchel also informed the members that Ms. Hemmeter had requested some time with the PC to point out some corrections she felt needed to be made in the Town Plan. It was agreed that time would be allocated for her at the next meeting on May 24<sup>th</sup>.

The Planning Commission meets on the second and fourth Mondays of the month at 7:30 in the meeting space formerly occupied by the Warren Library. The meeting was adjourned by Mr. Ketchel at 8:56 pm.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Dan Raddock                      date

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Mike Ketchel                      date

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Craig Klofach                      date

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Don LaHaye                      date

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John Goss                      date