

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY JULY 12, 2010**

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Members Present: Jim Sanford, Don LaHaye, Craig Klofach, Lisa Miserendino, Mike Ketchel and Dan Raddock.

Others Present: Rob Evans (State of Vermont Flood Plain coordinator), Miron Malboeuf and Ruth Robbins.

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

**WARNED PUBLIC MEETING:**

Warren Planning Commission will be holding a public hearing on a proposed amendment to the town's Land Use and Development Regulations on July 12<sup>th</sup>, 2010, at 7:30: pm at the Warren Municipal Building Conference Room (old library) located at 42 Cemetery Rd, at the municipal complex in Warren Village.

***To accept public comment on the proposed bylaw amendment.***

The purpose of this amendment is to revise the provisions of Warren's Land Use and Development Regulations related to the Special Flood Hazard Regulations. The revisions also bring Warren's regulations into compliance with state requirements for National Flood Insurance Program Community Floodplain Management Regulations.

These amendments are administrative rather than substantive in nature and the Warren Planning Commission has determined that the proposed amendments are in conformance with the Warren Town Plan (as conformance is defined in 24 V.S.A. §4303) in that:

- They are consistent with the goals and policies of the Warren Town Plan.
- The proposed amendments do not include any new or revised standards for community facilities, and therefore will not affect any specific proposals for community facilities or other proposed actions contained in the Plan.

**Public Comment:**

**Close Public Hearing**

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**Regular Planning Commission Hearing**

1. Call the meeting to order: 8:30 pm
2. Town Plan Review Chapter 10, *Land Use*
3. Other business

Mr. Ketchel called the Public hearing to order at 7:37 pm. As there were no townspeople in attendance to offer comment, the Commission used the time to ask questions of Mr. Evans about Flood regulation topics and about the proposed Fluvial Erosion regulations that the PC will be considering later this year. At the end of the discussion Mr. Sanford made a motion to adopt the changes as written and pass them on to the Select Board for review and approval. The motion was seconded by Mr. Raddock and the vote was unanimously in favor. The public hearing on the proposed Flood Hazard changes was adjourned at 8:20 pm. Mr. Ketchel then called to order the regular meeting of the Planning Commission.

The first item the members discussed was how to update Objective 3.7 item (e) which speaks to the desire to encourage alternative energy in the Town. A lengthy discussion took place about how we word our Town Plan and whether or not the Public Service Board takes what is stated into account. It was also debated as to what position to state in the Town Plan as members of the PC had differing opinions. The Warren Town Plan has long held the position that alternative energy was something to be encouraged but with the recent installations of solar panels and the possibility of wind towers on ridges, some are looking to find a way to condition where they are located or not. Unfortunately, the State Public Service Board has all the decision-making power over utilities. Mr. LaHaye did point out though that the PSB has respected the town plans with wording to protect the ridge lines.

The PC then went over the missing items list that Mr. Klofach had prepared as well as the photos he had taken for possible substitution in the Town Plan. Due to the lateness of the hour, the Commission deferred their discussion of Chapter 10 until the next meeting. In other business Mr. Sanford said he would not be available to go to the August 19<sup>th</sup> Steering Committee meeting and suggested someone from the PC go in his place. Mr. LaHaye told the members about Chris Walsh retiring from the CVRPC and Clare LaRock taking his place.

Mr. Ketchel adjourned the meeting at 9:23 pm. The next scheduled meeting of the PC is for Monday July 26, 2010 at 7:30 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

\_\_\_\_\_  
Lisa Miserendino                      date

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Jim Sanford                      date