

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY OCTOBER 5, 2009**

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

Others Present: Sandy Carter, A.J. Lanaher, Brian Sullivan, Arthur Dreher and Miron Malboeuf.

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

1. VERIZON – zoning boundary adjustment and examination of definition & Article 4, §4.18: Telecommunications Facility
2. Warren Village Mixed Use District(WVMU), Zoning Boundaries, Dimensional Standards & District Standards
3. WVHR District (Item #4 – PC bylaw update schedule) Waste Water System presentation by John and Mike –
4. Warren Village Mixed Use District(WVMU), Allowed Uses
5. Recommended Revisions to the Forest Reserve District Standards – suggested by Warren Development Board
6. Other business:

Mr. Ketchel called the meeting to order at 7:35 pm.

Verizon Telecommunications is interested in putting up a cell tower up at the top of Sugarbush Village, Upper Valley Road, Lot 2A, on property owned by Summit Ventures NE, LLC. The parcel is located in the Sugarbush Village Residential District (SVR) which does not allow Telecommunications as either a Permitted Use or a Conditional Use. The proposed solution is to change the district boundary line between the SVR District and the Forest Reserve District (FR) so that the parcel will then be located in the FR District. Telecommunications is a Conditional Use under the FR District. Moving the tower location into the FR without relocating the boundary line was not an option as that put the tower up at a point that was designated bear habitat.

The discussion turned to that of appearance. There were different thoughts as to whether or not the tower should be with or without “branches”. If the tower was to remain just a simple sleek tower (mono-pole), it was acceptable to some. However, with the possibility of additional antennas being added to the mono-pole, then the imitation tree branches would help hide those additional appendages. There seemed to be a consensus that the PC would recommend to the DRB that a “tree” like tower be required.

The members asked where the tower might be seen from and were told that possibly from Prickley Mountain, coming up Inferno Road and from the parking lot at Clay Brook. It was also discussed that the cell service in the Village is poor if not non-existent. The Verizon representatives said that the addition of this tower would improve reception to some degree, and that after its installation, they could then determine how to best address filling the gap(s).

The Commission asked what the company’s timeframe was and was told that they would maintain their temporary tower [ called a “cow” which stands for cell-on-wheels] until the end of next summer by which time they hope have the more permanent tower in place. The Commission was also told that the installation of the tower would be approximately six or so weeks.

Planning Commission members then continued their discussion from the previous meeting regarding the proposed Warren Village Mixed Use District. They reviewed the proposed boundaries and made no changes from what they had drawn back in February. Discussion then centered on how the “purpose” was worded, paying careful attention to creating a balance between residential and business activity in this district and to how the Town Plan describes the Village Center. The members reached a consensus that utilized wording taken from the Town Plan.

The members then continued their discussion about the permitted and conditional uses for the mixed use district. Mr. Malboeuf suggested that they consider allowing either a major or minor telecommunications facility use in the district. Currently, only the Forest Reserve District allows telecommunications use. He also suggested that the Commission might want to look at the other districts as well for inclusion. Mr. Ketchel asked for a definition of “minor telecommunication facility” and Mr. Malboeuf said he would draft one. With that exception, the members agreed that they liked what they had for uses for the WVMU District.

The next topic was that of Dimensional Standards for the proposed district. Using the dimensional standards from the WVC District, the members agreed to use those standards with the exception of deleting a requirement for minimum frontage. Lastly, they discussed the creation of Supplemental Development Standards for the WVMU District. The members discussed how these standards will help to ensure that any alteration of existing structures or creation of new ones will be in keeping with the current character of the village. Design standards for structures were kept general in nature and location of parking was debated.

The Commission decided to take a formal vote on the WVMU particulars at the next meeting once they had a chance to see their revisions from this meeting. (Staff to email cleaned up version). Ms. Miserendino did want it noted that she was not in favor of the reduction of the side setback from 20 feet to 10 feet for the WVMU District whereas the WVHR District is 20 feet.

The last item on the agenda was the recommendations of the DRB for changes to the FR District. The Commission briefly discussed what the issue was, a “loophole” so to speak between allowed forestry practices and the desired screening of development in that district. The members decided to digest the proposed changes and tabled further consideration until the next meeting. Proposed wildlife habitat language for the Land Use Regulations submitted by the Conservation Commission was also tabled until the next meeting.

The meeting was adjourned at 10:15 pm. The next scheduled meeting of the Planning Commission is Monday October 26, 2009 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Mike Ketchel                      date

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John Goss                              date

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Craig Klofach                      date

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Lisa Miserendino                      date

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Dan Raddock                      date

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Jim Sanford                              date