

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY NOVEMBER 9, 2009**

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Flood Hazard Regulations Review.
2. Revised Recommended Revisions to the Forest Reserve District Standards;
(incorporated from PC 10/26/09)
3. New Definitions (Continued from 10/26/09)
 - a. Telecommunications Facility Article 4, § 4.18 including a definition for small scale co-locations & temporary facilities
4. List of Zoning Revisions to Date
5. Town Plan – Blueprint for Revision
6. Adaptive Reuse? (i.e. Kingsbury Farm)
7. Other business:
Minutes 10/26/09

Mr. Ketchel called the meeting to order at 7:41 pm.

Mr. Raddock started off the meeting with a report on the changes the State is requiring to the Flood Hazard Regulations [FHR] in order to be more in line with the revised FEMA guidelines. The articles that will be affected are Article 2 Zoning District & District Standards, Article 5 Development Review, Article 9 Administration & Enforcement and Article 10 Definitions. Though the changes proposed by the State's "4.0 model" include the addition of Fluvial Erosion Hazard [FEH] language, the Commission decided to postpone discussion and making a decision on the FEH portion and after review of the FHR changes felt comfortable in asking Mr. Raddock to come back with actual language for approval at the next meeting.

The Commission then discussed both the proposed modifications to the Forest Reserve District [FR] [Sec. 2.4, Table 2.1] and the addition of classifications of telecommunication facilities to Article 4. The members voted unanimously to accept the modifications/changes to both article as well as requesting that "small scale telecommunication facilities" and "temporary telecommunication facilities" were defined and added to Article 10.

Both the outline of zoning changes and the schedule of revisions for the Town Plan were reviewed by the PC. Changes were suggested such as working backward on the calendar for the Town Plan revisions so that we are in compliance with all the statutory required procedures. They also noted that on the outline of changes that they wanted to break out the changes regarding telecommunications as that will be submitted as a separate proposal.

It had been suggested that the Adaptive Reuse provision in the ordinance could possibly be applied to the changes that have been implemented at the Kingsbury Farm (VT Food Bank). After some brief discussion, the members agreed that the situation did not meet the definition of Adaptive Reuse.

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING 11/9/09

The Commission reviewed and signed the minutes of October 26, 2009. They briefly discussed what they wanted to “check-in” with the Select Board the following night and which members would attend. There are two PC meetings left this calendar year: Monday November 23rd and Monday December 14th. The first two meetings in 2010 will be Monday January 11th and Monday January 25th.

Mr. Ketchel adjourned the meeting at 9:00 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Jim Sanford date

Mike Ketchel date

Craig Klofach date

Don LaHaye date

Dan Raddock date