

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY NOVEMBER 23, 2009**

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Members Present: Don LaHaye, John Goss, Jim Sanford, Craig Klofach and Dan Raddock.

Others Present: Miron Malboeuf and Ruth Robbins

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

1. Flood Hazard Regulations Review – DRAFT LANGUAGE.
2. Town Plan – Proposed Timeline for Re-adoption
3. Other business:
  - a. 2010 Planning & Zoning Budget
  - b. Minutes 11/09/09

Mr. Sanford called the meeting to order at 7:45 pm.

The first item discussed was the timeline for the Town Plan revisions that would meet the deadline of May 25<sup>th</sup> and thus keep the Plan in compliance. With such a short window of time, the schedule, with all the required notices and hearings, would be very aggressive and not allow for much time to do an overly detailed review. Comment was made that the last update in 2005 was very in depth and that the Commission should be able to zero in on the few areas that need modifications. It was also discussed that they could focus just on the required minimum, get it approved by Regional, and then take their time on any other areas that might need attention. There seemed to be a consensus that the goal would be to update the CVRPC housing goals as required (Chapter 6, A Place To Live), readopt the Chapter 8 amendment from 2007, update any statistics and if time allows any thing else.

Mr. Malboeuf brought up that budget season was just around the corner and gave the members copies of the current budget. He asked them to give think about any changes they might want to make as to additions or modifications. While on the topic of budgets, it was mentioned that the town could expect increases from both the regional planning district as well as the valley planning district.

Mr. Raddock spoke about the latest draft of the Flood Hazard Regulations which he emailed to the other members shortly before the meeting. The most recent version was based on New Model 5.0, whereas the revisions discussed at the last were based on the latest Version of 4.0. The major difference between 5.0 and 4.0 is that, in relevant part, 5.0 does not include language referring to fluvial erosion hazards, and thus was determined to be more in line with the PC's current timetable for updating the Regulations. Given that there was not sufficient time to review the draft revisions prior to the meeting, rather than going through the revisions at the meeting itself, each member was asked to review the email of the draft and respond back to Mr. Raddock with either their suggested changes or that it was "ok" as is.

The minutes of the previous meeting, November 9<sup>th</sup>, were reviewed, approved and signed. In new business, Mr. Sanford reported that the Mad River Path group was finally making great strides after many years due to the efforts of some new members. He also reported that the Steering Committee was working on revisions to the MOU (memorandum of understanding) with Sugarbush, a document that gets updated periodically.

The next meeting of the PC is scheduled for Monday December 14<sup>th</sup> at 7:30 pm. Part of that meeting will be used to do a final review of the Flood Hazard Regulation modifications and to finalize the proposed Zoning Regulation changes. The meeting was adjourned at 8:38 pm.

Respectfully Submitted,  
Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Jim Sanford                      date

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John Goss                      date

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Craig Klofach                      date

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Don LaHaye                      date

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Dan Raddock                      date