

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY DECEMBER 13, 2010**

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

Others Present: Susan Hemmeter, Clayton Cormier, Cindy and Allen Carr, Miron Malboeuf and Ruth Robbins.

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

- 1) Town Plan Review, Chapters 1- 10 Finalize Public Review Draft Revisions & applicable chapter 117 Sections.
- 2) Review of executive summary & Planning Commission Report
- 3) Other business

The meeting was called to order at 8:08 pm with only three members thus no quorum. They stated for the record that even though there was not a quorum of members they would take comments from the public that was in attendance.

Ms. Hemmeter brought up her concern about how the potential for wind power development is addressed in the Town Plan. Mr. Ketchel stated that it was his understanding that there was not a viable location on the ridge in Warren for wind power and thus there was not the "treat" of wind turbines going up as is the possibility elsewhere. After further discussion Ms. Hemmeter asked if the PC would be open to adding the definition of "small scale wind generation" that being less than 100 KW, as being the specific wind energy the Town would support so as not to give the impression that the Town supported large scale wind turbine installations. [NOTE: at 8:18pm a fourth member of the PC arrived creating a quorum of members] Also discussed was the use of solar panel installations in meadowland areas which was established to protect prime agricultural soils and vistas. Ms. Carr stressed that she felt education was important so that the townspeople were aware of the potential impact of alternative energy installations and what the alternatives and options were. Ms. Hemmeter also noted that the Town Plan did not have a definition of "development" though one is used in the Land Use Regulations.

A motion was made by Mr. Klofach that the Town Plan includes two new definitions: one for small scale wind being that which generates no more than 100KW of power and second, reiteration of the definition of development in the Town Plan that is used in the Land Use and Development Regulations. A second was made by Mr. LaHaye and all of the four members in attendance voted in the affirmative thus the motion passed.

The members reviewed the minor changes made for compliance with Chapter 117 and a motion was then made by Mr. Klofach to accept the Town Plan Report, Summary and Executive Summary and the proposed updated Town Plan for re-adoption dated January 2011 and move that the document be put forth for a Public Hearing on January 10, 2011 at 7:00 pm in the Municipal Building Meeting Room. The motion was seconded by Mr. LaHaye and the vote was all in favor of the motion as stated.

The meeting was adjourned at 9:06 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