

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MAY 24, 2010**

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

Others Present: Susan Hemmeter, Miron Malboeuf and Ruth Robbins.

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

- 1) Susan Hemmeter – Comments on Town Plan
- 2) Flood hazard bylaw update – final review
- 3) Town Plan Update:
 - a) Chapters 1-5, PC comments.
 - b) Remaining submittals from PC members & Staff
 - c) Discussion of revisions for Chapters 6 – 10
- 4) Other business:
 - a) Approve minutes from 05/10/10

Mr. Ketchel called the meeting to order at 7:33 pm.

Ms. Hemmeter had requested to speak with the Planning Commission about some suggestions she had for changes in the Town Plan under Chapter 10 regarding land use and subdivision regulations. Ms. Hemmeter also noted that these suggestions were not just her own, but with consultation with a group of environmental attorneys. Several of the changes put the emphasis on the careful consideration of our natural resources and stringent review in protecting these resources. She also pointed out that when the DRB reviews subdivision under the current Land Use and Development Regulations, that there needs to be more precise language to guide the applicants to review the conservation areas first, before lot lines are even to be considered on a plan. One suggestion she had was to require a "narrative" sketch plan to keep the temptation of drawing lot lines on a plan before the conservation areas have been fully reviewed and discussed. The PC members asked questions and made comments and said they would take her suggestions under advisement.

The PC then briefly discussed the status of the Flood Hazard Regulations rewrite taking into account the table prepared by Ned Swanberg. Mr. Raddock, who has been working on these rewrite said he would make sure Mr. Swanberg's list of corrections/changes was done and get a final draft to the members.

Mr. Klofach went over the updates to Chapters 1 through 5 asking for comment/input from the other members. One suggestion was to bring the energy section more current by including alternative sources such as wind, solar and hydro. They also touched on Chapters 6 through 10 and it was suggested that under village centers in chapter 10, it should be referenced the use by Warren residents of the Waitsfield commercial "center". Mr. Malboeuf shared with the members his map drafts for the housing distribution plan required by CVRPC for inclusion in the Town Plan.

The minutes of the previous meeting were reviewed and signed. Mr. LaHaye gave a report from CVRPC saying that they would absorb a 17% budget cut that had been anticipated. Mr. Sanford reported that there had not been a Steering committee since the last PC meeting but that on the upcoming agenda was some energy issues and a "Dog Summit" as there had been complaints about dogs on the Mad River Path. Mr. Sanford also suggested that our neighbors, Waitsfield, Fayston, should be included/referenced in our Town Plan as the three towns had several areas that held common objectives.

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Mr. Ketchel adjourned the meeting at 9:34 pm. The next scheduled meeting of the Planning Commission is for Monday June 14, 2010.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Dan Raddock 6/14/10
Dan Raddock date

Craig Klofach 6/14/10
Craig Klofach date

Lisa Miserendino 6/14/10
Lisa Miserendino date

Mike Ketchel 6/14/10
Mike Ketchel date

Don LaHaye 6/14/10
Don LaHaye date

Jim Sanford 6/14/10
Jim Sanford date

TOWN OF WARREN, VT

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Ruth V. Robbins
TOWN CLERK