

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY SEPTEMBER 13, 2010

- Members Present: Craig Klofach, Dan Raddock, John Goss, Lisa Miserendino and Mike Ketchel (arr: 8:42).
- Others Present: Cindi Jones, Rachel McQuin, James Rich, Damon Reed, Butch Hartshorn, Brian Shupe, Jamey Fidel, Colin Seaman, Caitrin Noel, Miron Malboeuf and Ruth Robbins.
- Agenda: Call meeting to order, 7:30 pm
- 1) Town Plan Review, Chapter 3, Sense of Place (Wildlife Habitat), & Chapter 10, Land Use.
 - 2) Remaining submittals & photographs
 - 3) Other business

Mr. Klofach called the meeting to order at 7:43 pm.

Mr. Klofach gave a brief summary of what part of the Town Plan they were focusing on, Chapters 3 and 10. Though there have been many suggestions for modifications to these two chapters, the PC's intention is to keep the changes to a minimum as our current town plan has expired and the Commission has wanted to keep the changes to primarily statistical updating, not overly substantive changes due to time restraints. The plan is to go into more extensive review and changes in two years when the 2010 census information will be available for use. Mr. Klofach also noted that the PC has updated housing goals as required by regional planning. The PC has reviewed and taken into account the suggestions put forth by the Conservation Commission but would like to take more time in reviewing the proposed changes. It is not the goal of the PC to bring in a lot of new concepts without further study at this time, commented Mr. Klofach. Due to the time element, it is hoped that the changes put forth will be seen as straightforward updating and thus approved by the Select Board without having to go to a town-wide vote.

The Commission then went forward with reviewing the latest draft of changes to Chapter 3, 'Sense of Place'. This chapter talks about Warren's rural character, natural resources, agricultural lands and wildlife habitat to name a few. It was the latter, wildlife habitat that has several proposed changes that brought comments from local townspeople in attendance. There was a concern that by adding protection for "wildlife" that people's property would be taken out of use – that the restrictions would limit what a landowner could or could not do with his land. It was brought up that 33% of the land in Warren is already protected by either State or Federal Forest designation. Comments were also made that the Arrowwood Natural Heritage study that was solicited by the Conservation Commission was not accurate enough to be considered as a "foundation" for land use decisions as a vast portion of it had not been ground-proofed. It was also suggested that instead of burdening a landowner with the cost of a "wildlife biologist" for verification of what was on their land, that the Federal Forest Service be used as a resource instead.

Several of the Commission members replied to the public comments by reassuring them that they too had concerns and questions and wanted to do more study before making any significant changes. Members in attendance from the Conservation Commission defended the Arrowwood study by saying that it was at least a start and a resource that should be considered – a first step – and agreed that more study needs to be done. Mr. Fidel and Mr. Shupe, advisors to the Conservation Commission, pointed out that wildlife conservation was not a prohibition to development but rather a way to develop with a balanced approach for both man and the

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environment. Another Warren homeowner brought up the issue of alternative energy – wind and solar – and how the Planning Commission needed to quickly find a way to position the Town Plan so that there was once again balance between individual property rights and the protection of the rural character that the town values.

Though the PC had intended to review Chapter 10, the discussion with the public and Conservation Commission took up most of the meeting. They reviewed the minutes from the previous meeting and adjourned at 9:28pm. The next meeting of the Planning Commission is scheduled for Monday September 27, at 7:30pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

[Signature] 9/27/10
 Dan Raddock date

[Signature] 9.27.10
 Craig Klofach date

[Signature] 9/27/10
 Lisa Miserendino date

[Signature] 9/27/10
 Mike Ketchel date

 John Goss date

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