

000108

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTS OF MEETING  
MONDAY JULY 27, 2009

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Members Present: Mike Ketchel, Jim Sanford, Craig Klofach, Lisa Miserendino, Don LaHaye, Dan Raddock (7:45) and John Goss (8:30).

Others Present: Becka Roofl, Kirstin Reilly, Miron Malboeuf and Ruth Robbins.

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

1. Kirsten Reilly & Becka Roofl RE: SRTS – proposed crosswalk locations and recommendations
2. Pros and Cons of Design Standards by Jim and Craig – Specifically in regard to Items # 5 WVC District and #6 SVR District.
3. Consistency of zoning districts purpose statements with the Town Plan, Mike.
4. Other business:
  - i. Edgcomb Application to the Public Service Board, Net Metered Photo Voltaic Power System, 970 Dump Rd.
  - ii. Review & sign minutes from July 13th, 2009

Mr. Ketchel called the meeting to order at 7:35 pm.

Becka Roofl and Kirstin Reilly gave a presentation on the Safe Routes To School (SRTS) initiative that went over what they had accomplished with the current grant monies and what the next step was with a new grant they were seeking this fall. The main topics were: traffic calming in Warren Village, use of (permanent) radar speed signs, Warren school site parking and traffic safety, sidewalk/path on School Road and pedestrian crosswalks in the village. Also part of the SRTS Committee's work was a survey they conducted. Though the responses were small in number, it was felt it was still an indication of the direction the public wanted to go in. The Commission members asked questions and offered comments and during the discussion of the locations of the crosswalks made the suggestion of an additional location between the Warren Store and Pitcher Inn. With that additional crosswalk location, the PC voted in the affirmative to support the SRTS program as presented.

The Commission then turned to the topic of design standards. Members Jim Sanford and Craig Klofach, both architects, offered the pros and cons in the utilization of design standards. Mr. Sanford stressed how subjective the interpretation of design standards can be and that aesthetic decisions made by committee are difficult and do not always yield the best results. He also felt strongly that Warren was not at a point in its development and growth to warrant the use of design standards but might benefit from some down the line. Mr. Klofach shared his experience in having to actually create design standards for a client and how difficult and time consuming it can be. Design Standards will add another level to the review process and though not opposed to them, Mr. Klofach did not feel they made sense for the SVR District and that in the WVHR District, the existing styles were somewhat eclectic making any design standard very difficult to impose. Mr. Ketchel told the members that they were not going to make any decisions tonight but that as they discussed the different districts they could take this conversation and information into account when considering possible design standards.

The Commission reviewed and signed the minutes of July 13<sup>th</sup>. They then briefly looked at the application Mr. Edgcomb has made to the Public Service Board for the installation of some solar panels. Mr. Sanford said he had received a call from a neighbor who was concerned about

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possible reflection and glare. It was determined upon review of the application that the neighbor would not be affected by any reflection as they were downhill and the panels will follow the sun thus being slanted upwards.

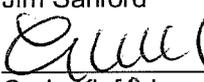
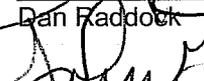
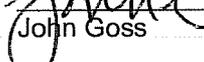
The next PC meeting is scheduled for August 10<sup>th</sup> at which the members will discuss the Sugarbush Residential District, the consistency of the zoning district purpose statements with the Town Plan, and if any changes in TDR receiving districts is needed.

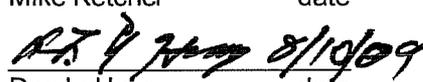
Mr. Ketchel adjourned the meeting at 9:44 pm.

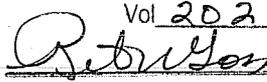
Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

Jim Sanford	date
	8-10-09
Craig Klofash	date
	8/10/09
Dan Raddock	date
	8-10-09
John Goss	date
	8-10-09

	8/10/09
Mike Ketchel	date
	8/10/09
Don LaHaye	date
Lisa Miserendino	date

TOWN OF WARREN, VT  
 Received for Record 8/11 2009  
 at 10:30 o'clock A M and Received in  
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 TOWN CLERK