

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY OCTOBER 26, 2009

Members Present: Mike Ketchel, Don LaHaye, Craig Klofach, Jim Sanford, Lisa Miserendino, John Goss and Dan Raddock (arr. 8:25pm).

Others Present: Peter Monte, Miron Malboeuf and Ruth Robbins.

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

- 1) Final Review: Warren Village Mixed Use District(WVMU), Zoning Boundaries, Dimensional Standards & Supplemental Development Standards
- 2) Warren Village Residential District Wastewater system: regarding extension of municipal wastewater district boundaries.
- 3) Recommended Revisions to the Forest Reserve District Standards; suggested by Warren Development Board
- 4) New Definitions
  - Telecommunications Facility Article 4, § 4.18 including a definition for small scale co-locations & temporary facilities
  - Farm stand(Kingsbury Farm , Vermont Food bank)
  - Personal/Group Instruction
- 5) Other business:
  - a) Minutes 09/28/09
  - b) Minutes 10/05/09

Mr. Ketchel called the meeting to order at 7:36 pm.

The Commission changed the order of the agenda and started with a discussion about proposed modifications to the standards under the Forest Reserve District (FR) that have been suggested by the Chairman of the DRB. Under Table 2.1 (E) (2), a landowner is required to get prior permission from the DRB for pre-development site work. But "forestry" practices are allowed under Table 2.1 (E) (1), so long as the cutting conforms to State regulations. State regulations today essentially apply only to (a) controlling erosion on logging roads, and (b) avoidance of clear cutting that exceeds 40 (or so) acres. Thus, so long as logging roads are properly constructed, clear cuts of up to 40+/- acres seem to be allowed by Table 2.1 (E)(1). After clear cutting, there would be little foliage left to shield view of any structures build on the property. Also, owners of any houses built before the Forest Reserve District was created could clear cut their property and expose the structures to full view from off the site. The purpose of the Forest Reserve District is to protect those lands that are characterized by high elevations and steep slopes. Though logging is permitted, the addition of a dwelling on logged lands that would then stand out and not be partially screened is not desirable.

Discussion entailed the best way for land owners to be able to conduct logging activities yet be made aware of the consequences should they then want to put up a structure. It was suggested that land owners in the Forest Reserve District be given an option of either coming in before commencing any logging to acquire an approval of their logging plan and possible housing site or, if the property has already been logged and the owner wants to build a house, they then may have to wait until the trees have regenerated (grown) to provide adequate screening. The staff was asked to draft such provisions for review at the next meeting.

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING - 10/26/09

The Commission then continued their discussion about the proposed Warren Village Mixed Use District (WVMU). Though they have gone over all the aspects of this newly created district, the Commission did an overview of the boundaries, purpose and uses/standards for the district in case there was any further discussion needed before a final vote. There was some lingering concern from one member about the reduction in required set back distances as that would potentially decrease the existing green space and access/view of the river. Another commented that since he was not good at special relations it was hard to picture how the reduced requirement might look like if actually utilized. Others pointed out that to not decrease the setbacks would take away from accomplishing the goals they were trying to accomplish of creating some density, both residential and business activity, and increased vibrancy in the village. A motion was made by Mr. Klofach to accept the proposed Warren Village Mixed Use District, in its entirety (district boundaries, purpose, permitted and conditional uses, dimensional standards and supplemental development standards) with the minor modifications made during the meeting ( rear setback to be 15 feet, and deletion of off street parking requirement under (E) Supplemental Development Standards item 3 ). The motion was seconded by Mr. Raddock. The motion passed with a six to one majority vote.

The next item taken up for discussion was regarding the village wastewater system and the fact that the service area was expanded to include the Austin/Coates gravel pit parcel without the Planning Commission's review or endorsement. Initially there was expressed concern about protecting the capacity of the system for use by the immediate village but the members ended up supporting the inclusion of the Austin/Coates property and felt that the system should be expanded as the need arises without restricting it solely to the village. They also noted that they would want to address the topic of the municipal wastewater system when they conducted their review and revision of the Town Plan in 2010.

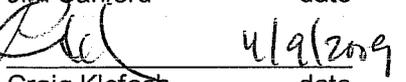
The PC members reviewed and signed the minutes from the meetings of September 28<sup>th</sup> and October 5<sup>th</sup>. Under new business, Mr. Sanford brought up an issue which was discussed at the Steering Committee about the proposed activities at the VT Foodbank, Kingsbury Farm. It appears that they want to operate not just a farm stand, but a retail store as it will include produce grown on farms other than their own. Mr. Klofach noted that the Wildlife committee project shows that if the Arrowwood maps were adopted they would show that 80 to 90% of the valley would be considered conservation areas.

The Planning Commission meetings for the remainder of the year are as follows: Monday November 9<sup>th</sup>, Monday November 23<sup>rd</sup> and Monday December 14<sup>th</sup>. All meetings are held in the Municipal Building in the old library space at 7:30 pm. Mr. Ketchel adjourned the meeting at 9:43 pm.

Respectfully Submitted,  
Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

  
Jim Sanford date 11/9/09

  
Craig Klofach date 11/9/2009

  
Dan Raddock date 11/9/2009

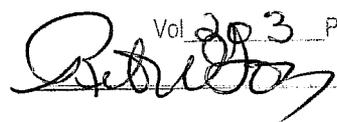
John Goss date

  
Mike Ketchel date 11/9/09

  
Don LaHaye date 11/9/09

Lisa Miserendino date TOWN OF WARREN, VT

Received for Record 11/10 2009  
at 2:11 o'clock P M and Received in

Vol 203 Page 561-562  
  
TOWN CLERK