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TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JULY 11, 2011

Members Present: Craig Klofach, Don LaHaye, Jim Sanford, Randy Graves, Lisa Miserendino and Dan Raddock.

Others Present: Barry Simpson, Miron Malboeuf and Ruth Robbins.

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

1. Barry Simpson – Transportation Enhancement Grant, Covered Bridge – West end abutment.
2. Draft of Valley Reporter article describing an overview of the Planning Commission's proposed revisions.
3. FEH / Flood Hazard, VT model regulations, *Regulating Land Use in Flood Hazard Areas* PC discussion & Maps – Identifying affected property owners
4. Ruby Blair House – PC recommendations for disposition
5. Review & sign minutes from June 27th, 2011
6. Other business:

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

The first item on the agenda was Barry Simpson, Public Works Director, who was requesting a letter of support for his Transportation Enhancement Grant application to do the engineering analysis on the correction of the west end abutment to the Warren Village covered bridge which has deteriorated. The improvement to the abutment will also eliminate the concrete facing that sticks out into the waterway. After his presentation and questions were asked and answered, Mr. Sanford made a motion to provide a letter of support which was seconded by Mr. Graves. The members voted unanimously in favor of the motion.

Mr. Klofach then asked the members to review the draft of a notice/article to be submitted to the Valley Reporter for the purpose of informing residents about the proposed changes to the Land Use and Development regulations and the subsequent public meeting to take comments. A couple of comments were made and it was left that Mr. Klofach would email the draft out to the members for further editing with the understanding they would finalize the document at the next meeting.

The members then turned their attention to the maps Mr. Malboeuf had prepared that show the designated Fluvial Erosion Hazard Area and those land owners that would be affected by the institution of this zone. The PC members were also given a copy of the "Municipal guide to Fluvial Erosion Hazard Mitigation" that was prepared by the VT ANR River Management Program. This document contains basic questions and answers about the FEH and some proposed language that municipalities can utilize. The members determined that they wanted to have a session with someone from the River Management Program who could help clarify some of the issues associated with enacting this zone. Mr. Graves said he would follow up on this and see about getting someone at hopefully the next meeting.

The Commission is attempting to finish up their report to the Select Board about the disposition of the Blair House. They have spoken to two companies and are waiting on a third to round out their options and estimated costs for the removal of the Blair House when the time comes as is the recommendation of the Planning Commission and stated in the Town Plan. Mr. Malboeuf

