

000731

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY SEPTEMBER 12, 2011

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Members Present: Craig Klofach, Don LaHaye, Lisa Miserendino, Mike Ketchel and Dan Raddock.

Others Present: Kane Smart, Miron Malboeuf and Ruth Robbins.

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

1. Fluvial Erosion Hazard District, PC Draft Regulations
2. Planning Commission Warren Planning Commission Report: Proposed Bylaw Amendments for the Warren Village Mixed Use and Warren Village Historic Residential Districts.
3. Flat Iron Rd, Bank Restoration/ Select Board discussion to alter Road Traffic pattern to One-way
4. MRVPD 2012 Municipal Planning Grant: consortium grant application to the VT Dept. of Economic, Housing & Community Development (DEHCD) for \$15k grant request will underwrite consultant services to develop a baseline measure for the MRV's economic activity and framework for future planning related decision making. (Deadline postponed October 31st, 2011)
5. Review & sign minutes from August 22nd, 2011
6. Other business:
  - a. Riverside Park River Course
  - b. Interim Bylaws - for Flood Damage
  - c. AT&T Co-location

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

Mr. Kane Smart, an attorney with Downs Rachlin Martin PLLC law firm, asked to present a summary and answer any questions regarding their application to co-locate AT&T equipment on the previously approved and under construction Verizon tower at the top of Upper Village Road. Seeking Public Service Board approval versus going the avenue of an Act 250 permit and local permitting, Mr. Smart asked the PC for a signed recommendation from the Commission. Since increased cell service is desired and the tower itself has already gone through the local process, the addition of another provider on the tower was welcomed by the members. A motion was put forth by Mr. Klofach and seconded by Mr. LaHaye which stated the approval of the Planning Commission to recommend the approval of the project by the Vermont Public Service Board. The vote was unanimously in favor of the motion to recommend.

The minutes from the previous meeting were reviewed and signed.

Agenda item # 4 was regarding the proposal of the MRVPD submitting a grant request that would be valley-wide in lieu of the individual valley towns doing individual grant requests. The proposal asks for the grant to underwrite consultant services to develop a baseline measure for the valley's economic activity to aid in future planning related decisions. It was discussed that with Waitsfield not having an approved Town Plan at this time, the only two towns truly participating would be Fayston and Warren, yet the bulk of the economic activity [outside of the ski areas] is located in Waitsfield who would most likely benefit the greatest from any study done. It was also noted by

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some of the PC members that they would have liked the MRVPD to ask them about their participation prior to writing up the proposal as Warren may have something more compelling to spend their MPG funds on. It was requested that staff see if the MRVPD Director could come talk with the PC members at the next meeting to answer questions such as what makes up a baseline measure for economic activity.

Mr. Kiofach reported on the topic of Flat Iron Road which was part of the Select Board's agenda at their last meeting. With the rebuilding of the hurricane flood damaged road, it has been brought up that the Select Board is considering making Flat Iron a one-way street. It was also mentioned that this might be a good opportunity to add a pedestrian sidewalk as well. No decisions were made about Flat Iron by the Select Board and the Planning Commission reached a consensus that they would ask the Select Board to be a partner on any proposed changes to the road.

The members reviewed and approved the draft of a report from the PC to accompany the proposed zoning changes regarding the Warren Village Historic Residential District and the Warren Village Mixed Use District. A final public hearing on the changes before being sent to the Select Board is scheduled for Tuesday October 11<sup>th</sup> at 7:30 pm.

Mr. Malboeuf asked the PC to consider sending to the Select Board a request for a temporary suspension of a section of the Zoning regulations to help expedite the rebuilding of flood damaged property. These would be interim bylaws that would be in effect for six months and applies only to repairs of existing structures/land. The members agreed to go forward with the process of getting the interim bylaws in place.

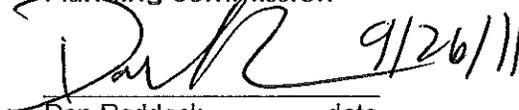
The draft of Fluvial Erosion regulations was continued to a future meeting. A brief discussion took place about the debate regarding the restoration of Riverside Park or the leaving of the river as it now is. Mr. LaHaye gave an update from Regional reporting that the oversight of the repair to town bridges was being handled by the Regional staff to help out the overwhelming tasks faced by AOT. He also said that Regional would like to be notified of the applications being heard by the DRB.

Mr. Ketchel adjourned the meeting at 9:15 pm.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

 9/26/11  
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Dan Raddock date

 9/26/11  
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Mike Ketchel date

 9.26.11  
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Craig Kiofach date

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Lisa Miserendino date

 9/26/11  
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Don LaHaye date

TOWN OF WARREN, VT  
Received for Record 9/27 2011  
at 11:45 o'clock A M and Received in

Vol. 212 Page 731-732  
  
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TOWN CLERK