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TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY NOVEMBER 28, 2011

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

- 1) Fluvial Erosion Hazard District, Review proposed draft regulations.
- 2) FY 2012 PC Budget, CVRPC, MRVPD & Others
- 3) Review & sign minutes from November 14th, 2011
- 4) Other business:

Mr. Ketchel called the meeting to order at 7:37 pm.

The first item of business was a discussion about proposed language for the creation of a Fluvial Erosion Hazard District in the Land Use and Development Regulations. Using the suggested language from the model put together by the River Management Program of the Vermont Agency of Natural Resources, the members questioned a couple of the items: the requirement that calls for all utility lines, including water, sewer, power, telephone, and cable lines to be placed underground; and the requirement that says all recreational vehicles shall be on the site for fewer than 180 consecutive days (...). Throughout their discussion, the PC noted that the regulations they were looking to propose were meant to be protective, not punitive to the homeowner. After a thorough debate a motion was put forth by Mr. Sanford to accept the language of the proposed FEH District with two changes: Table 2.16 (G) (e) to include the words "new and or replaced"; and the section in Table 2.16 (G) (f) "be on the site for fewer than 180 consecutive days and" is to be deleted. The motion was seconded by Mr. Klofach and the vote was five members in the affirmative and one member abstained from voting. There will also be some additions to Article 10, Definitions, which will be discussed at a future meeting and the creation of an overlay map showing the FEH Overlay District.

The next item up for discussion was the budget which was pretty straight forward with no significant changes suggested other than to consolidate the two lines for legal expenses and to increase the mapping expense. Mr. Malboeuf said he's make the adjustments and the members could then take another look.

The minutes from the previous meeting were reviewed. A couple of members wanted some changes made so the minutes will be re-reviewed and signed at the next meeting. In other business Mr. Ketchel and Mr. Klofach reported on the Select Board's response to the proposed zoning changes for Warren Village. The changes were received positively by the Board though there was a homeowner on Main Street who did not like the proposed reduction of lot sizes to ¼ acre. She also expressed displeasure over the lack of enforcement of noise, lights and dogs. Mr. Klofach also brought up that the Conservation Commission would be making a request for an increase in their mapping budget to have Arrowwood do specific mapping of the wildlife corridors.

The next meeting of the Warren Planning Commission is scheduled for Monday December 12, 2011 at 7:30 pm. Mr. Ketchel adjourned the meeting at 9:30 pm.

TOWN OF WARREN, VT

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Ruth Robbins

TOWN CLERK

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission


Dan Raddock date


Craig Klofach date 12/12/11

Lisa Miserendino date


Mike Ketchel date 12/12/11


Randy Graves date 12/12/11


Jim Sanford date 12-18-11