

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

000267

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. FEH: Review updated table
2. Warren Village Zoning Districts - .
3. CVRPC Consolidation/Reorganization, Select Board draft letter.
4. FY 2012 PC Budget (updated)
5. Review & sign minutes from November 14th, & 28th, 2011
6. Other business:

Mr. Ketchel called the meeting to order at 7:33 pm.

The Commission started their meeting with item 2 on the agenda regarding the Select Board's hearing on their proposed changes to the Warren Village Districts in the Land Use and Development Regulations. It was suggested that a map be put together that shows exactly which parcels might be affected by the proposed changes since there are several that will not/cannot be due to factors such as the river and neighboring properties. The Select Board is scheduled to have their second public hearing on the proposals on Tuesday January 10th at 7pm.

The PC next reviewed an updated FEH Overlay District Table 2.16 with the changes they suggested from the previous meeting incorporated. Additionally, the reviewed Article 10, Definitions, which has some proposed new definitions from both the FEH changes and the Warren Village changes. Some of the definitions suggested for the FEH District already exist and the member opted to keep them as they are. Totally new terms were kept as suggested with no further edits. Staff will prepare clean copies and a draft Summary Report for the members to review. It was also suggested that a draft letter be put together that will be sent to those land owners who will be located in the newly designated Fluvial Erosion Hazard Overlay District. The PC would like to get the letter out by mid January and schedule a meeting in February to receive questions and comments on the proposed new district.

Item three on the agenda concerned the proposed merger between the CVRPC and the CVEDC, a proposal which the Warren PC is currently not in support of. It was discussed that they should draft a letter to the Warren Select Board with their concerns and in turn copy that letter to the CVRPC. The reasons for the proposed merger and whether or not it would be beneficial for the regional planning commission have yet to be clear and compelling enough for the PC to be in favor of the move. Since the Select Board was meeting the following night, PC members were asked to keep an eye on their emails so they could review the letter and sign off on it.

Mr. Malboeuf told the PC that before he could update the budget as they had requested, he was waiting on some additional information. He asked to give them a modified budget in January. The PC reviewed and signed the minutes from both the November 14th and November 28th meetings. Mr. Sanford shared with the Commission that at the last Steering Committee meeting

000268

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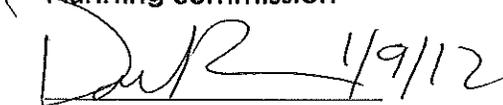
the main topics for discussion were Sugarbush's new development plans and the CVRPC/CVEDC merger.

The next meeting of the Warren Planning is January 9th at 7:30 pm. Mr. Ketchel adjourned the meeting at 8:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

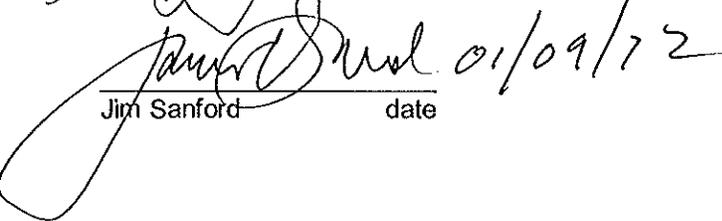

Dan Raddock date


Craig Klofach date


Don LaHaye date


Mike Ketchel date


Randy Graves date


Jim Sanford date

TOWN OF WARREN, VT

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Vol 214 Page 267-268


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