

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 23, 2012

Members Present: Mike Ketchel, Randy Graves, Dan Raddock, Don LaHaye, Jim Sanford and Lisa Miserendino.
Others Present: Margo Wade, Jeff Schoellkopf, Miron Malboeuf and Ruth Robbins.
Agenda: Call meeting to order, 7:30 pm.

1. Summit Ventures NE, LLC, Present Plans for Phase II of the Lincoln Peak Base Area Development Project.
2. FEH, Continued Review FEH Draft Letter.
3. Planning Commission 2011 Annual Report
4. Town Meeting Survey
5. Review & sign minutes from January 9th, 2012
6. Other business:

TOWN OF WARREN, VT
 Received for Record 2/14 2012
 at 12:51 o'clock PM and Received in
 Vol. 214 Page 646-647

 TOWN CLERK

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

The first item on the agenda was a presentation of the proposed plans for Phase II up at Sugarbush Resort. Both Ms. Wade and Mr. Schoellkopf went over the plans for the PC members. The Planning Commission is considered a statutory party to the Act 250 application which Sugarbush has filed with the Environmental Commission. Ms. Wade noted that they should be having their Act 250 hearing during President's week in February. After going over the history of development up at the mountain beginning with the Grand Summit Hotel proposal in 1998, the presenters reviewed the site plan with the members covering the number of units, parking spaces, pedestrian walkways, environmental issues and infrastructure improvements.

Most of the comments and questions posed by the PC members centered around whether or not there was adequate parking. One member stated that he had a whole lot of experience skiing at resorts around the world and it was his opinion that there was not enough parking. Ms. Wade said that there were only about 20 days during the season where parking might be its peak and Mr. Ketchel noted that the applicant only needed to meet the standards set in the regulations which they seem to have met. The PC also told the applicant that they were pleased to see the much improved pedestrian walkway plans as that had been lacking in the previous proposal a few years back.

The minutes of January 9th were reviewed and signed. The members also reviewed the PC 2011 Annual Report and made one final edit before all agreed it was ready to be submitted for the Town Report.

Also discussed was the next step in the process of moving forward with a proposed Fluvial Erosion Hazard Overlay District. Mr. Graves had drafted a letter that was less "official" sounding for a mailing to those with property in the proposed zone. It was suggested that the letter be used both as a mailing to property owners and possibly in the Valley Reporter. They also agreed that it was important to make sure Gretchen Alexander was available to help answer questions for when we had our first informative meeting on the subject. The members discussed whether or not to include a map with the mailing. Some thought it would only confuse people and to just have it available online and in the Planning & Zoning office. They also talked about sending Mr. Graves

letter out first and either including the more "official" sounding letter with it or as a separate follow up mailing.

In the final item of business the members discussed whether or not they wanted to put together a survey for Town Meeting Day. Since the survey done last year had so few respondents, the PC talked about how to make this one, should they do it, more productive. One of the suggestions was for each of the members to take a turn during meeting day to hand out the survey and to just make sure it was circulated. The staff was asked to email the last two surveys to the members for them to look at.

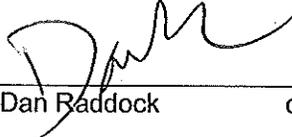
Mr. Ketchel adjourned the meeting at 9:42 pm.

The next meeting of the Planning Commission is scheduled for Monday February 13th at 7:30 pm.

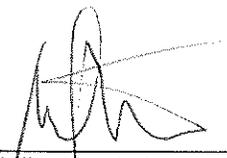
Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

 2/13/12

Dan Raddock date

 2/13/12

Mike Ketchel date

Lisa Miserendino date

 02/13/12

Randy Graves date

 2/13/12

Don LaHaye date

Jim Sanford date