

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY FEBRUARY 27, 2012

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

Others Present: Caitrin Noel, Gretchen Alexander, Miron Malboeuf and Ruth Robbins.

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

1. FEH District Discussion:
  - a. Caitrin Noel, Executive Director, Friends of the Mad River
  - b. Gretchen Alexander, River Scientist, Rivers Section / Watershed Management Division, ANR/ Department of Environmental Conservation.
  
2. Review & sign minutes from February 13th, 2012
  
3. Other business:

Mr. Ketchel called the meeting to order at 7:40 pm.

The PC had asked Ms. Alexander and Ms. Noel to come and discuss the Commission's plan to propose a Fluvial Erosion Hazard Overlay District for the town. The members wanted to understand the science better and ask the two ladies what their experience has been in other towns as to the best way to proceed and what sort of questions to expect from land owners. Ms. Noel described what she knew of the way Waitsfield had proposed their FEH regulations. She told the PC that a parcel by parcel analysis had been done of those who would be affected by a FEH zone. Once a spread sheet was created, those homeowners who were most impacted by the new zone were contacted by a Waitsfield PC member (Ms. Dolan) for a one-on-one conversation about their particular situation. The rest of the homeowners were sent a letter and informed of a scheduled public hearing at which they could ask questions.

The PC asked if any adjustments had been made or could be made to the FEH maps. Ms. Alexander said that yes, adjustments could be made and that there were areas that should be field checked especially the designation of the valley wall. Both Ms. Alexander and Ms. Noel said they would be willing to assist the Warren PC in doing the parcel by parcel analysis. Ms. Alexander also said she would be willing to give a presentation at a public hearing and answer questions related to the science of fluvial erosion.

One of the PC members brought up the issue of dredging the river for gravel and the issues associated with that practice. Some like to say that we didn't have the flooding issues when gravel extraction was allowed. Ms. Alexander and Ms. Noel both said that the practice of gravel extraction does not necessarily cause more flooding but that it does cause damage that can lead to erosion and other issues which have resulted in the Federal Highway Administration to withhold funding for projects where gravel extraction is allowed.

The PC set a date of March 26 to have the analysis from Ms. Alexander and Ms. Noel. The target date for a public hearing on the proposed FEH Overlay District is May 14<sup>th</sup>. The members then reviewed and signed the minutes from the last meeting. In other business Mr. Sanford, representative to the Steering committee of the MRVPC, spoke of the analysis that Mr. Schwartz did on the impact of the proposed Phase II Sugarbush development. He also suggested that the members might be interested in the work plan Mr. Schwartz has put together for the upcoming year. Mr. Sanford also reported that the Mad River Path had a productive meeting with an

