

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY APRIL 9, 2012

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Review of FEM maps (Gretchen Alexander & Cairtin Noel).
2. The Vermont Land Trust – Conservation of the Eaton Parcel
3. Joint CVRPC/CVEDC consolidation committee
4. Continued review of PUD Regulations
5. Review & sign minutes from March 26th, 2012
6. Other & New business:
 - a. April 19th, 2012 Verify substitute for Steering Committee meeting
 - b. Community trees Thursday Warren Library 7 PM 4/19

TOWN OF WARREN, VT
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at 10 o'clock A M and Received In
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Ruth Robbins
TOWN CLERK

Mr. Klofach called the meeting to order at 7:32 pm.

The first item of business, the review of the updated FEH maps, ended up being a brief discussion amongst the members as both Ms. Alexander and Ms. Noel had to cancel their attendance due to unforeseen circumstances. What was mentioned as a result of the work done by the two ladies was that there were only ten to fifteen parcels in the proposed FEH District that could be considered "seriously" affected. The PC however deferred further conversation until they had Ms. Alexander and Ms. Noel present so that they could answer any questions the members had.

The members then discussed the proposal by the Conservation Commission to pass the Eaton parcel over to the Vermont Land Trust for conservation purposes. This is on the agenda for the Select Board to discuss the following evening. After some discussion the consensus of the PC was to let the Select Board know that they felt it was in the best interest of the Town to not pass the land on to the Vermont Land Trust. They felt that shutting down all options and not retaining the right to consider other possibilities in the future were not what the Planning Commission felt was a prudent decision. The PC noted that unlike other states, Vermont does not have a shortage of wild open land. For example, the Town of Warren borders on several hundred acres of both State and National Forest land know as the Granville Gulf. Mr. Klofach said he would attend the Select Board meeting to share the PC's thoughts.

A review of the Article 8 changes and modifications was next on the list. The members had all seen this and gone over it back in 2011 but it had been put aside they now wanted to move it forward. The primary change was the consolidation of the terms PRD and PUD into just one: PUD. The PC also added a third PUD category called an Uplands Enclave. The members decided that the sketches depicting the three different types of PUD's could be better and Mr. Sanford was asked to do some renderings. Another review will take place before a final approval. Mr. Malboeuf also suggested that at the same time they submit the Article 8 changes that he PC considers the modifications to the Access Road Commercial District boundaries that had been

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discussed previously. The modifications are primarily to allow for the boundary to follow parcel lines versus cutting through them.

The members reviewed and signed the minutes from the previous meeting. Mr. Sanford will be out of town for the next MRVPD Steering Committee on April 19th and Mr. Ketchel has offered to go in his place. Mr. Klofach informed the Board about another meeting on the 19th, an informal discussion and conversation with Danielle Fitzko from Vermont's Urban and Community Forestry Program. The members briefly discussed the request from the Kingsbury Market Farm for outdoor dining. Though some acknowledged that farming has changed and become very challenging especially for small farmers, that type of activity is not permitted in that district. Both the Land Use and Development Regulations and the Town Plan have been designed to minimize the amount of commercial activity along the Route 100 corridor through Warren. It was suggested that in order to be most beneficial to all farmers the issue really needs to be handled by the State Dept. of Agriculture.

As the next regularly scheduled meeting of the Planning Commission is on April 23rd which is during school vacation week, the PC decided to move the next meeting to Monday April 30th. The meeting was adjourned at 9:17 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

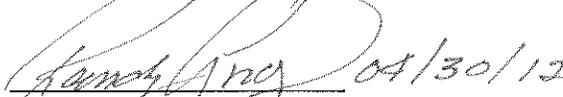
Planning Commission

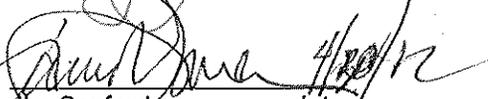

Dan Raddock date

 4/30/12.
Craig Klofach date

 4/30/12
Don LaHaye date

 4/30/12
Lisa Miserendino date

 04/30/12
Randy Graves date

 4/30/12
Jim Sanford date

