

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY APRIL 30, 2012

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

Others Present: Sue Carter, Marilyn Miller, Caitrin Noel, Dorothy Tod, Cindi Jones, Margo Wade, Christian Frey, Miron Malboeuf and Ruth Robbins.

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

1. Review of FEM maps (Gretchen Alexander & Caitrin Noel).
2. Municipal Lighting Proposal – upgrade lighting for greater efficiency
3. The Vermont Land Trust – Conservation of the Eaton Parcel
4. Continued review of PUD Regulations & Access Road Commercial District
5. Review & sign minutes from April 9th, 2012
6. Other & New business:

Mr. Klofach called the meeting to order at 7:35 pm.

The first item the PC went over was the revised FEH map as updated by some ground proofing done by Gretchen Alexander and Caitrin Noel. Ms. Alexander was unable to be in attendance but Ms. Noel answered many of the member's questions but several were left for Ms. Alexander to address at a future meeting. Ms. Noel told the Commission that they had determined that there were only twelve properties that could be considered to have a "major impact" from the establishment of a Fluvial Hazard Erosion zone. She continued to define "major impact" as that where the regulations related to the river are increased to affect more than 50 % of the parcel. The members went over those who could potentially be considered as "majorly impacted" but were hesitant about finalizing the list until they had some questions answered. One item was that the maps they were using did not indicate the existing river and road setbacks. They discussed continuing the conversation at the May 14<sup>th</sup> meeting when hopefully Ms. Alexander could attend.

The next item on the agenda was a presentation regarding the proposed municipal lighting project which aims to reduce the costs associated with the town's street lighting. The proposal calls for replacing the existing light bulbs with LED bulbs which are considered to be more "green", longer lasting, reduces light pollution, provide better light for safety and come with a rebate program that will expire next year. Mrs. Jones and Mr. Frey told the PC they wanted the PC to be aware of what they were doing and welcomed any feedback they might have. They also told the members that there would be a public hearing on the project held by the Select Board at their meeting on May 8<sup>th</sup>. The PC members were in favor of the project but did suggest that the color of the LEDs might be softer and not as harsh and cold then it would be an additional improvement.

Mr. Klofach then reported on the Select Board meeting he attended where the SB discussed passing the Eaton Parcel over to the Vermont Land Trust for conservation of its natural assets. He told the Commission that one of the Selectmen had asked why we were considering turning this over to the land trust instead of managing ourselves; why didn't we maybe carve out a piece of the parcel for future development if needed; and was there a distrust of future generations to make the right decisions about this parcel.

The Commission then reviewed proposed revised boundaries for the Access Road Commercial District. Basically, what was being proposed allows for the boundary line to follow parcel lines and other known boundary markers and thus eliminating the district lines from cutting through a parcel for no apparent reason. The PC members made no changes and agreed the proposal was a good idea.

In other business Mr. Kiofach reported on a community meeting that was held on April 19<sup>th</sup> regarding information about the protection and maintenance of public trees. He noted that the audience appeared to be mostly from Warren though there were about four people from Waitsfield. Mr. LaHaye reported that it seemed to him from the last meeting he attended that the proposed merger of the CVRPC and the CVEDC had not gained any popularity. The PC members then reviewed and signed the minutes of 4/9/12 before adjourning the meeting at 9:38 pm.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

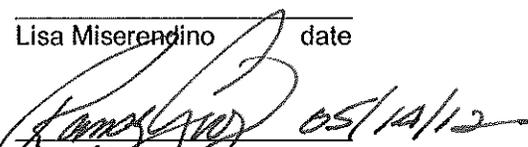
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Dan Raddock date

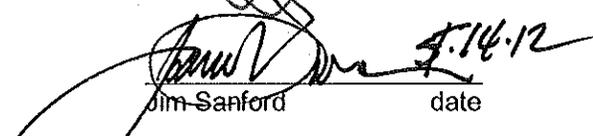
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Craig Kiofach date

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Mike Ketchel date

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Lisa Miserendino date

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Randy Graves date

 5-14-12  
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Jim Sanford date

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TOWN CLERK