

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

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000287

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

Others Present: Damon Reed, Chris Kirchen, Tim Seniff, Quayl Rewinski, John Olson, Caitrin Noel, Gretchen Alexander, Barry Simpson, Robert Hansen, Margo Wade, Bill Donohue, Dorothy Tod, Alice Cheney, Kate Wanner, Robin Bleier, Miron Malboeuf and Ruth Robbins.

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

**PUBLIC COMMENT ON CONSIDERATION OF A FLUVIAL EROSION HAZARD  
AREA OVERLAY DISTRICT**

Regular PC Meeting

1. PC Letter regarding disposition of Eaton Parcel
2. Town of Warren public facilities (Continued)
3. Review & sign minutes from June 11<sup>th</sup>, 2012
4. Other & New business:

Mr. Klofach called the meeting to order at 7:36 pm.

The first order of business was a presentation and the subsequent public comment on the proposed Fluvial Erosion Hazard Overlay District. Mr. Klofach started with a brief introduction that explained that the PC was responding to the State initiative that was encouraging the towns to add fluvial erosion language to their regulations. Ms. Noel, representing the Friends of the Mad River and Ms. Alexander a river scientist with the State Rivers Program gave a slide presentation that outlined how rivers work-how they meander and react to rising water, bridge abutments, armoring of stream banks and dredging. They then demonstrated by the means of a flume what each of these situations looks like in a three dimensional way.

Mr. Klofach then directed the audience to the maps posted around the room that showed the boundaries of the Fluvial Erosion Hazard Overlay District that was proposed. Several members in the audience made comments or asked questions. One question posed was what effect the Warren Dam has on the river – would it be better for the river by lessening potential flood damage if it was removed? It was mentioned that the narrowing caused by the reinforcement of the covered bridge abutments had more of an ill effect on the river than the dam. Some folks found the maps difficult to understand in relation to their own parcels and it was suggested that they sit down with staff to become familiar with the information. Ms. Wade spoke about the Sugarbush snowmaking pond and asked if the specific mention of “snowmaking pond” would be appropriate in the proposed regulations. Mr. Simpson, the DPW for the Town of Warren, noted how the town had handled the damage done by Tropical Storm Irene at different locations around town.

Mr. Klofach wrapped the hearing up with the comment that this was just the first hearing, there would be others, and that as additional questions or comments came up that the PC would very much want to hear them.

The next item on the agenda was the letter to the Select Board regarding the Eaton Parcel. The members had reviewed the letter via email and planned on submitting it to the Select Board at their meeting the following night. Members from the Conservation Commission were in

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attendance and expressed some disappointment at not having seen the letter prior to submission to the SB. Since the PC was recommending an action contrary to the CC's recommendation, and assuming the SB agrees with the PC, one member of the CC posed the possibility of taking the issue of the conservation easement to a vote at Town Meeting Day as he was concerned about a board consisting of seven members speaking for the rest of the Town of Warren. The PC expressed that they had no problem should the CC decide to do so.

The discussion of Town facilities listed on the agenda was continued to a future meeting as the hour had gotten late. The members signed the minutes of the previous meeting. Mr. Klofach adjourned the meeting at 10:05 pm. The next scheduled meeting of the Warren Planning Commission is Monday July 23, 2012 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Mike Ketchel                      date

*AK*                      7.23.12  
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Craig Klofach                      date

*Don LaHaye*                      7/23/12  
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Don LaHaye                      date

*Lisa Miserending*                      7/23/12  
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Lisa Miserending                      date

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Randy Graves                      date

*Jim Sanford*                      7.23.12  
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Jim Sanford                      date

TOWN OF WARREN, VT  
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*Patricia*  
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TOWN CLERK