

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY OCTOBER 8, 2012

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

Others Present: Rudy Elliot, Damon Reed, Mac Rood, Kinny Perot, Richard Czaplinski, Marilyn Miller,Carolynn Schipa, Greg Schipa, Ellen Strauss, Mary Gow, Miron Malboeuf and Ruth Robbins.

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

1. Warren Dam Restoration, Ellen Strauss and officers of the Warren Village Dam Preservation Trust, Inc. & Kinny Perot, Friends of the Mad River
2. CVRPC/CVEDC Merger -- PC letter to Select Board
3. Review Warren Land Use and Development for next updates

Definitions Article 10
Zoning Boundaries Access Road Commercial
District Standard Forest Reserve

4. Town of Warren public facilities, tabled and continued from September 24th, 2012.
5. Review & sign minutes from September 24th, 2012
6. Other & New business:

Mr. Kiofach called the meeting to order at 7:33 pm.

The first item on the agenda was a discussion about the Warren Dam. Ms. Strauss had requested a letter of support from the Planning Commission for their state stream alteration application for the purpose of repairing the timber crib dam. The PC had decided that in order to consider doing a letter of recommendation that they needed to hear about why it was important to repair the dam versus not repairing it as is the feeling at both the State Agency of Natural Resources and the Friends of the Mad River. Ms. Strauss and Mr. Rood spoke to the importance of keeping the dam while Ms. Perot and Mr. Czaplinski spoke about why the dam should be let to deteriorate.

Those advocating the repair of the dam emphasized the historic aspect of the timber crib dam and its value as a tourist attraction. It was also noted that by keeping the dam they also kept the possibility of it providing some hydro-electric power sometime in the future. Despite the history of high water and storms, it was pointed out that the dam is still here [though currently damaged]. Should the dam be allowed to deteriorate, as the State would like, the ramifications of not having the dam are unknown. Those who believe that the health of the river would be improved without the dam, cited safety and liability over the historic aspect. One person queried as to when does a structure stop being "historic" when it has been repaired or replaced several times over the years. That comment was countered by the thought that though the dam may not be the same as the "original" that the quality of life surrounding the dam could be.

As a related issue to the retention of the dam was a concern about the newly installed sign which was characterized as a potential hazard. Due to its location one cannot see the dam from the point of reading the information contained on the sign therefore encouraging people to walk up to

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the bank. Should one lose their footing, a fall down to the river could cause injury. Though the dam is owned by a private trust, the concern over a possible liability to the town was expressed.

After some back and forth discussion, a motion was made by Mr. Sanford to write a letter of support for the application to repair the dam. This was seconded by Ms. Miserendino. Four members voted in favor [Sanford, Miserendino, LaHaye and Klofach], two abstained [Raddock and Ketchel] and one opposed [Graves]. The motion passed by a simple majority of the Commission. Mr. Klofach said he would write the letter and get it to Ms. Strauss.

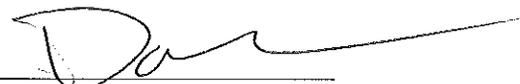
The PC members reviewed and approved by unanimous vote to forward the letter to the Select Board regarding their recommendation for not endorsing the proposed merger between the CVRPC and the CVEDC. They also reviewed and approved the summary/warning for the PC Public Hearing on the proposed addition of the FEH Overlay District to the zoning regulations. The information on the possible items for review on the next round of Land Use and Development Regulation updates/changes were given to the members for them to review before the next meeting. Mr. Malboeuf provided some explanation for a couple of the items.

Mr. Klofach adjourned the meeting at 9:34 pm.

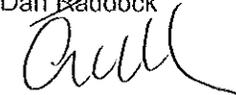
Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission



Dan Raddock date

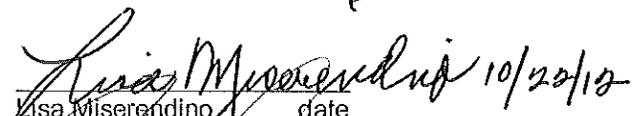


Craig Klofach date 10/22/12

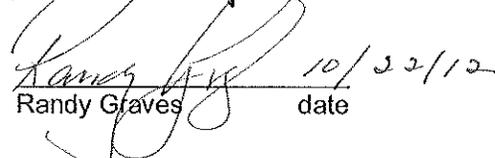


Don LaHaye date 10/22/12

Mike Ketchel date



Lisa Miserendino date 10/20/12

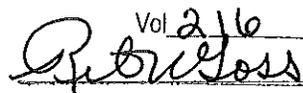


Randy Graves date 10/22/12

Jim Sanford date

TOWN OF WARREN, VT

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