TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY NOVEMBER 12, 2012

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

Others Present: Damon Reed, Barry Simpson, Miron Malboeuf and Ruth Robbins.

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

PUBLIC HEARING:
The Warren Planning Commission will be holding a public hearing on a proposed bylaw amendment to the Town's Land Use and Development Regulations on September 24th, 2012, at 7:30: pm at the Warren Municipal Building Conference Room (old library) located at 42 Cemetery Rd, .at the municipal complex in Warren Village.

Proposed Adoption of a Fluvial Erosion Hazard Overlay District
This report is presented for public review in accordance with 24 V.S.A. §4441 (c).

Description & Purpose of the proposed bylaw amendment:

The purpose of this amendment is to create a new Fluvial Erosion Hazard Overlay District. The purposes of this overlay district (FEH) are to:
1) Implement related goals, policies, and recommendations of the current municipal plan, hazard mitigation plan, and supporting river corridor management plans;
2) Avoid and minimize the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures that result from flood-related erosion;
3) Avoid and minimize the undue adverse effect on public services and events;
4) Protect mapped fluvial erosion hazard areas that are highly subject to erosion due to naturally occurring stream channel migration and adjustment;
5) Limit new development within fluvial erosion hazard areas to protect public safety and to minimize property loss and damage due to fluvial erosion; and
6) Allow rivers and streams to maintain or re-establish their natural equilibrium, thereby avoid the need for costly and environmentally degrading stream channelization and bank stabilization measures. These revisions will also bring Warren's regulations into compliance with advanced state regulations related to stream hazard mitigation, including fluvial erosion hazards.

PLANNING COMMISSION MEETING:

1. Valley Reporter Article of October 25th, 2012

2. Review Warren Land Use and Development for next updates

   a. Definitions Article 10, Definition for Artisan Workshop, Clear-Cutting
   b. Article 3, parking standards modification
   c. District Standards Forest Reserve
   d. Rural Residential District:
      - Add a conditional Use for signs exceed 4 ft²
      - Consider Mixed Use as addition to Conditional Uses

3. Review & sign minutes from October 22nd, 2012

4. Other & New business:

Mr. Klofach called the Public Hearing on the proposed adoption of a Fluvial Erosion Hazard Overlay District at 7:34 pm.

Mr. Simpson was in attendance for the purpose of questioning the proposed boundary of the FEH on his property known as the Bobbin Mill. Though the parcel had been "ground-proofed' for the FEH boundary by Ms. Alexander, a State River Scientist, Mr. Simpson told the PC members that he felt very strongly that the history of flooding and river movement indicated that the likelihood of serious fluvial erosion was remote. He told the PC that the property has been subject to periodic flooding since 1970 but that the water line has only come within three feet of the mill floor. Any movement of the river has been marginal said Mr. Simpson and the direction the river has moved has been away from the building. He continued to tell the PC members that this parcel was the only property that allowed industrial uses and that though the building was in need of repair [or replacement] that the foundation was thick and heavy-duty and could be utilized. Overall, he felt that the probability of the river banks eroding to the point of significantly changing the direction of the flow of the river and being a threat to his property was very low.

Mr. Graves asked if the foundation of the building sat on bedrock and was told by Mr. Simpson that he did not know for sure but that one could see some rock where the foundation sits. He also told the PC that the approx. footprint of the mill building was 4400 sq. feet. It was also brought up that the mill itself has some historic significance which could be an additional factor in any considerations the PC might give in granting a carve-out. One of the PC members suggested that a visit to the site might be helpful and several others agreed.

With that suggestion a motion was put forth by Mr. Ketchel that the PC approves the FEH Overlay District amendment to the Warren Land Use and Development Regulations and will forward said amendment to the Select Board with a possible amendment after a site visit to the Bobbin Mill property scheduled for Monday November 26th. A second was made by Mr. LaHaye and all voted in favor of the motion.

Mr. Ketchel moved to close the public hearing on the proposed FEH Overlay District amendment and the motion was seconded by Mr. Klofach. All members voted in favor of the motion and the public hearing was closed at 8:24pm.

In the regular agenda, the PC members reported on the Warren elementary School forum on the future of the Eaton Parcel. Mr. Raddock represented the Planning commission and said that in his assessment it went well. He said he tried to clarify for the youngsters how the town government worked, what the PC does, who actually makes the final decisions [the SB], that the townspeople vote for the town leaders [the Select Board] but do not vote for the VT Land Trust, and that when they grew up they would be in charge of the decisions. He reported that the children seemed very attentive and asked good questions. Mr. Reed who was also at the forum said it was good that those with differing opinions could sit side by side and have a discussion. The PC members also discussed whether or not they should go forward with a correction/clarification to the Valley Reporter whose past article led people to believe the PC did not want the parcel conserved. In fact, the PC supports conservation, just not by the means of turning that responsibility over to the VT Land Trust. A motion was made by Ms. Miserendino and seconded by Mr. Sanford that Mr. Klofach would submit a letter to the editor clarifying that issue. The vote was all in favor of the motion.

The members then moved on to a discussion of definition additions/modifications to Article 10 of the Warren LUDR. After talking about clear cutting, the PC asked the staff to draft something for that term. A definition for artisan studio/workshop/production shop needed more thought and discussion. Due to the late hour, the rest of the agenda was continued to a future meeting. The Commission did agree to meet at 8am on Monday November 26th to visit the Bobbin Mill site. Mr. Malboeuf said he would get a notice in the paper, Mr. LaHaye said he would be out of town and

unable to attend.

Mr. Klofach adjourned the meeting at 9:40pm

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

11/26/12
Dan Raddock date

11/26/12
Lisa Miserendino date

11/26/12
Craig Klofach date

11/26/12
Randy Graves date

Don LaHaye date

11.26.12
Jim Sanford date

11/26/12
Mike Ketchel date

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