TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 14, 2013

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

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

Agenda: Call meeting to order, 7:30 pm

1. Warren Land Use and Development Regulations for revised parking standards.
2. Warren Land Use and Development Regulations draft definition "Artisan Workshop"
3. Warren Land Use and Development Regulations draft definition Forest Reserve District
4. Review FEH modifications.
5. Draft Planning Commission Report 2012
6. Review & sign minutes from December 10th, 2012
7. Other & New business:

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

The first item on the agenda was a review of the revised parking standards for Sec. 3.10 of the Warren Land Use and Development Regulations. The members made additions that differentiate parking standards between above and below parking and provided more details for the possible dimensions based on the parking design. MOTION by Mr. Ketchel that they accept and approve the changes as presented. SECOND by Mr. LaHaye. The VOTE was unanimous in favor of the motion.

Next up for consideration was a draft of a new definition to be added to Article 10 for "Artisan Workshop". The members wanted to quantify the size of equipment which due to their operation might have an effect [noise, emissions] on the surrounding neighborhood. After some discussion they agreed to the following in a Motion made by Mr. Ketchel that they amend the Artisan Workshop definition by having it state [in part] that "domestic mechanical equipment does not exceed three to five horsepower each or that the total kiln space is not to exceed 200 cubic feet in volume." This was Seconded by Mr. LaHaye and the motion passed with all members voting in favor.

The PC members then approved by way of a Motion made by Mr. Graves to accept the wording [with a typo correction] for the definition of "clear cutting". The motion was seconded by Mr. Ketchel and approved unanimously.

The Commission then continued their discussion about the proposed FEH Overlay District and the request by Mr. Simpson for a modification [carve out] of the boundary on his parcel know as the Bobbin Mill. Mr. Simpson restated his concerns saying that allowing the FEH boundary as it is would be a "death sentence" for any viable development going forward; that industrial properties need to be able to expand and change; that the location had historically been a successful incubator for small business and could be again; that in his opinion employing a hypothesis that something will happen that hasn't even come close historically means the likelihood of its happening is slim; and that by not allowing the carve out then the designation as a

commercial district is not being supported. Mr. Simpson also told the PC members that he had a conversation with the VT Land Trust to explore where or not an "Industrial" land trust that would conserve its use would be possible. The members had a brief discussion after which Mr. Klofach offered a Motion to amend the FEH boundary at the Bobbin Mill site that failed due to the lack of a second. Mr. Lahaye then made a Motion to pass the amendment to the Warren Land Use and Development Regulations with the addition of a Fluvial Erosion Hazard Overlay District on to the Select Board. His motion was seconded by Mr. Ketchel and was voted on unanimously by all members present. Mr. Simpson was told that once with the Select Board he could take his case to them before they made any final decision.

The fifth item on the agenda was a review of a draft of the Planning Commission 2012 Annual Report. The members seemed pleased with what was presented but requested that the Municipal Planning Grant that the MRVPD secured with the help of Warren and Fayston be mentioned. It was also asked that the plan to update the zoning database be noted and Mr. Malboeuf suggested that it would be more appropriate to note it in the DRB Annual Report which it will be. The report with the requested revision(s) will be emailed out to the members for their review and any further changes or corrections.

The PC reviewed and signed the minutes of the previous meeting. In other business Mr. Malboeuf spoke to the notice from ANR regarding Sugarbush's conditional use of the Golf Course for a five day driving school. Mr. LaHaye told the Commission that a vote on a possible merger of the CVRPC and the CVEDC was not scheduled in the near future. He also mentioned that towns should be aware to make sure that any investments in energy conservation projects will pay for themselves over a reasonable amount of time.

Mr. Klofach adjourned the meeting at 8:48 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

2/11/13
Dan Raddock date

2/11/13
Craig Klofach date

2/11/13
Mike Ketchel date

2/11/13
Don LaHaye date

02/11/13
Randy Graves date

TOWN OF WARREN, VT
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