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TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MAY 13, 2013

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

Others Present: Richard Amore, Leanne Tingay, Rachel Goff, Cherri Sherman, Joshua Schwartz, Jack Garvin, Susan Hemmeter,Carolynn Schipa, Virginia Roth, David Sellers, John Barkhausen, Miron Malboeuf and Ruth Robbins.

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

1. Joshua Schwartz and Economic Consultants RE: Warren Village CDBG-DR Economic Recovery for Main Streets, administered by ACCD.
2. Wind Energy--Continuing Discussion – relative to the individual zoning districts as they are characterized in the Town Plan
3. Review & sign minutes from April 22nd, 2013
4. Other & New business

Mr. Klofach called the meeting to order at 7:12 pm.

The first item on the agenda was Joshua Schwartz, Executive Director of the Mad River Valley Planning District. Mr. Schwartz asked to come before the Commission to discuss two projects: the Municipal Planning Grant [MPG] from the state and another grant program that is funded by HUD [Housing and Urban Development] and called "Community Development Block Grant – Disaster Relief Economic Recovery for Main Streets". The MPG is being administered by Mr. Schwartz and Ms. Jones [Warren Town Administrator] and is focusing on developing some economic baseline information for analysis to be used in planning by the three valley towns of Waitsfield, Fayston and Warren. The grant was actually awarded to Warren and Fayston since Waitsfield at the time did not have an approved updated Town Plan in order to qualify for the grant. Needless to say, Waitsfield will be included and benefit from the information gained as it houses a significant amount of the businesses in the valley. Mr. Schwartz also noted that the Mad River Valley Chamber has also contributed monies to this project and that a consultant will hopefully be on board by early summer.

The second project funded by HUD is focused on assisting town centers – downtown centers in larger municipalities, and village centers such as what we have in Warren. Mr. Swartz introduced Richard Amore and Leanne Tingay who facilitate the program for HUD. They described the process which uses the "Main Street Four Point Approach", the four points being organization, economic restructuring, promotion and design. The consultants working with this project are Arnett Muldrow and Associates. Ms. Tingay emphasized that this was a planning project that aims to not "reinvent the wheel" with the consultants doing research on what ground has already been covered and that local involvement will be an integral part of the process. A type of advisory board made up of residents, business owners and a PC member will also be part of the process explained Mr. Schwartz. The formation of this "board" is still being worked on.

Ms. Tingay clarified for the PC and audience that the grant funds would mostly be used for identifying planning objectives though identifying funding sources would also be part of the process as well. One PC member asked if all the time and energy spent on planning would be

"wasted" when it was determined that a particular objective just could not be financed. She said that throughout the process the reality of cost would be part of the discussion so as not to "waste" time. She said that this did not employ a "cookie cutter" approach and that one of the results may be the putting together of different resources for the funding of desired projects. When asked how this would be different from previous planning initiatives and discussions, Ms. Tingay told the PC that the consultants would read the Town Plan, familiarize themselves with previous initiatives and studies and go from there. She was also asked if this project would be limited to just the village designated area. She replied that though that area would be the primary focus that they would also look at the town as a whole.

The next item on the agenda was a continuation of wind energy and how the PC might expand on how it is addressed in the Town Plan and in turn potentially add standards for its use in the Land Use and Development Regulations. The discussion began with a revisit to some of the comments made at the last meeting. Mr. Coleman had told the PC that there was no significant wind in the valley other than along the ridges. He also had suggested to the Commission that they look at some other town's regulations as to height, setbacks and the like. Mr. Sellers spoke up saying that in all due respect to Mr. Coleman, he thought there were some wind energy opportunities that were not limited to just the top of the ridges. He continued to say that he has had a desire to install three wind towers on his land on Prickley Mountain with the potential to be used as an electric car charging station. A member of the public spoke of the importance of the efficiency of scale and that though bigger seems better is it appropriate for Warren. She continued to state that the PC should be very clear as to exactly what they were talking about with any amendments to the Town Plan. One of the PC members made his position known about wanting to keep the door open for future generations as alternative energy is constantly developing and improving. The conversation continued with the PC members and the public focusing on emphasizing all alternative energy, not just wind, and also including energy conservation as well.

The PC members acknowledged that they really need some more education about wind towers as to specifics when it comes to power strength, size/height, potential noise and the like. They suggested they try to get Jesse Stowell to come to their next meeting as a resource to help answer their questions. One of the PC members also reminded the others that they did not need to get too caught up in the specifics as the VT Public Service Board had the authority to overrule any regulations they enacted.

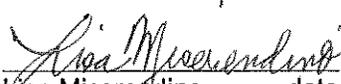
The PC reviewed and signed the minutes from the previous meeting. With the fourth Monday in May being the Memorial Day holiday the Commission agreed to skip that meeting and will next meet on the second Monday in June which is June 10th.

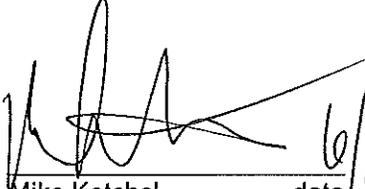
Mr. Klofach adjourned the meeting at 9:45 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission


Lisa Miserendino date 6/10/13


Mike Ketchel date 6/10/13

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Randy Graves date

Michael Bridgewater 6/10/13
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[Signature]

TOWN OF WARREN, VT

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TOWN CLERK

