TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY SEPTEMBER 9 , 2013

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

Others Present: Eric Brattstrom, Dotty Kyle, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:30 pm.

1. Opportunity For Public Comment 7:30 - 7:45
2. Wind & Alternative Energy - Draft Language.
3. Review for Select Board Hearing for FEH bylaw approval (Continued from August 27th, 2013) & site visit at 6:30.
4. Review & sign minutes from August 26th, 2013
5. Other & New business:
   Central VT Regional Planning Commission - public forum on the Consolidation Committee's Report recommendation

Mr. Klofach called the meeting to order at 7:35 pm.

With there being no public comment to begin the meeting, the PC went to the next item on the agenda which was a continuation of a discussion about some draft language to update the Town Plan in regard to wind energy. The members decided to wait for another PC member who was running late and thus moved on to the next item.

The second of two hearings being held by the Select Board on the proposed Fluvial Erosion Hazard Overlay District [FEH] is scheduled for the following night, September 10th. A land owner, Mr. Simpson, is requesting a "carve-out" or exception to the established FEH boundaries on his property known as the Bobbin Mill. The PC discussed whether or not they had any changes in their decision to abide by the science of the FEH and the one revision Gretchen Alexander, a State River Scientist, made to the boundary on Mr. Simpson's parcel. All were once again in favor of staying the course and not making exceptions in the proposed FEH boundaries. Ms. Alexander has agreed to do a site visit with the Select Board and attend their meeting to help them in their understanding of how the boundaries were determined. That site visit is scheduled to take place a 6:30 just prior to the regular Select Board meeting at 7pm. Mr. Simpson has proposed a new boundary as well as a modification to the language contained in the proposed ordinance under permitted uses. Mr. Klofach, PC Chairman, Mr. Graves a PC member and Mr. Malboeuf the Zoning Administrator and Advisor to the PC said they would be at the site visit and the following meeting.

The Commission then went back to their continuing discussion about updating the language on wind energy in the Town Plan. At the last meeting it was discussed whether or not they wanted to leave open the possibility of utility wind [large scale/commercial] as appropriate for the Town of Warren. The discussion indicated that at this time the Town Plan could note that larger wind installations were not appropriate but that with changing technology it would be anyone guess as to what might be more appropriate in the future. With the Town Plan required to be updated every five years there would be opportunity to change the Town's position should it be deemed necessary. The PC did not go much further in their discussion of wind energy as they wanted to hear what the Public Service Dept. folks had to say who are scheduled to be at the next PC meeting on September 23rd.

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The members reviewed and signed the minutes of the previous meeting. They next briefly discussed the upcoming public forum being held by the CVRPC regarding their proposed consolidation of the CV Regional Planning Commission with the CV Economic Development Corporation. Since Mr. Klofach was committed to attend the Warren Select Board meeting Mr. Raddock agreed to attend the CVRPC forum which was being held on the same night. The vote on the proposed consolidation is scheduled for sometime in October.

Mr. Klofach adjourned the meeting at 9:12 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

09/23/13
Randy Graves date

9/23/13
Lisa Miserendino date

9/23/13
Craig Klofach date

9/23/13
Dan Raddock date

9/23/13
Michael Bridgewater date

TOWN OF WARREN, VT
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TOWN CLERK