TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY SEPTEMBER 23, 2013

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

Others Present: Anne Margolis, Billy Coster, Dottie Kyle, Eric Brattstrom, Bob Baron, Rachel Goff, Damon Reed, Miron Malboeuf and Ruth Robbins.

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

1. Opportunity For Public Comment 7:30 - 7:45
2. Anne Margolis, Vermont Public Service Department, Renewable Energy Development Director & Billy Coster, Sr. Planner & Policy Analyst at ANR,
3. Review for Select Board Hearing of August 27th, 2013, Revised District Language & Administrative Recommendations
4. Review & sign minutes from September 9th, 2013
5. Other & New business:

Mr. Klofach called the meeting to order at 7:34 pm. He opened the meeting by asking if there were any comments that the public wanted to make. Ms. Kyle said that the only thing at this point was to let the Commission know that after attending several of the past meetings that she found the Planning Commission to be very thoughtful and thorough in their consideration of the topic(s) at hand. Mr. Klofach thanked her for her compliment and said that the PC tried to be diligent in their work.

Mr. Klofach then welcomed Ms. Anne Margolis, Renewable Energy Development Director at the VT Public Service Department and Mr. Billy Coster, a Senior Planner and Policy Analyst with the VT Agency of Natural Resources. Both guests had been invited by the PC as the members wanted to know more about the process the PSB uses in evaluating an application for a wind tower and how much weight is given to a town's Town Plan.

Ms. Margolis started out by stating that they could not give legal advice but would be glad to help the Commission understand the process better. She said that the Public Service Department acts as an advocate for consumers. They take part in the energy policy making and help the public understand the process. Mr. Coster said that the Agency of Natural Resources [ANR] provides information regarding the impacts to natural resources of a project and has statutory status to the Sec. 248 proceedings. He continued to say that in some cases they [the ANR] may be issuing a permit along with the one being sought at the PSB. Ms. Margolis said that with an Act 250 permit conformity is required with both regional and town plans whereas with Sec 248 Public Service Board permits the contribution to the "public good" was the overriding goal.

Mr. Coster explained that with National Forest Land there was "NEPA" or the National Environmental Policy Act that governed their review process. The State has a working policy that is still being fine-tuned. The ANR has taken the position that ANR lands are not appropriate for commercial scale installations but that smaller installations may be allowed if they contribute to the needs of the activities on that site. Ms. Margolis talked about "aesthetic consultants" that were utilized in applying a methodology that quantified the aesthetic impact to a particular site. They would apply levels of value or meaning to certain identified resources in their analysis. She told the PC that they may want to consider reviewing the land conservation measures contained in the Town Plan as that is one thing they look for in a Town Plan, emphasizing that conservation should be carefully referenced wherever truly applicable. Ms. Margolis also touched on the topic

of energy generation goals and where you want to put [invite] your energy sources to achieve those goals and where you want to conserve your land and for what purpose. Be proactive [intentional] versus just reactive and saying "no". She also reminded them that the PSB looked at all the criteria through the lens of the "public good".

Mr. Reed of the Warren Conservation Commission spoke about the work they were doing on establishing key wildlife corridors and would the PSB take that information into consideration. Mr. Coster replied that wildlife habitat connectivity and fragmentation has been taken into account and that the Warren CC could have the ANR present their information if they so desired at a Sec 248 hearing.

The next item on the agenda was a report from Mr. Klofach about the Select Board and where things stood with the FEH and the request from Mr. Simpson for some relief from the regulation. He shared with the other members the administrative change requested in the boundary as well as some language in the proposed Table 2.16. He said that he expected the Select Board to vote on at least these changes though not the proposal in its entirety the following night. It was also brought up that Mrs. Roth who has property affected by the FEH was going to go in front of the Select Board to also ask for some relief.

The minutes from the previous meeting were reviewed and signed. There was no other business and Mr. Klofach adjourned the meeting at 9:55 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

10/14/13
Randy Graves date

Lisa Miserendino date

11/14/13
Craig Klofach date

11/14/13
Dan Raddock date

Michael Bridgewater date 11/14/13

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