

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

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

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

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

1. Opportunity For Public Comment 7:30 - 7:45
2. Review of revised District Language & Administrative Recommendations
3. Wind & Alternative Energy - Town Plan Draft Language.
4. Review & sign minutes from September 23, 2013
5. Other & New business:
 V-DAT (Vermont Downtown Action Team)
 Meetings: October 15th - October 18th,

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

There was no public comment offered.

The PC then talked about the final changes to the FEH Overlay District that came out of the last Select Board meeting on. . . The members reviewed the revision to the Bobbin Mill site FEH boundary and the change to Table 2.16 (C) (1) and (K). Mr. Klofach said it was his understanding that the Select Board would be considering final approval at their first meeting in November. It was also mentioned that Mrs. Roth was questioning her property on Main Street and how it was affected by the proposed FEH. Mr. Malboeuf supplied the PC with a map that showed that the stream setback requirement is actually more restrictive than the boundary for the FEH.

The PC then took up the ongoing conversation about wind energy and possible new language in the Town Plan. They briefly reviewed the information they received at the last meeting with the representatives from the Public Service Department and the Agency for Natural Resources. That meeting provided some insight into the PSB process of approving applications for energy installations such as wind towers or solar arrays. Since the PSB works for the "public good" they may override the desires of a municipality though they will look at the town's Town Plan. They suggested the PC look to not only state what they didn't want but to also state what and where they did want alternative energy sources in relationship to meeting the State's goals of increasing renewable energy by 2025.

In reviewing some proposed draft language, the members focused in on how they should define wind energy by output and scale. Though at the present time the PC is hesitant about endorsing large scale or commercial sized wind generation, especially since some research has shown that there really isn't a prime location for such, they did not want to close the door forever. With technology constantly changing and evolving, what might be considered "large" today could become more acceptable and necessary in the future. They agreed to the addition of language that communicated a "not at this time" stance on larger installations of wind energy. They then discussed how they would need to take their revised wind energy statement and tie it back to the zoning districts with specifics as to what and where types of wind energy systems might be utilized. Mr. Ketchel said he would try and see what progress he could make on drafting suggestions to do just that by the next meeting.

The Commission members reviewed and signed the minutes of the previous meeting. In other business Mr. Klofach gave a report on the CVRPC meeting where they took a vote to either consolidate the regional planning commission and economic development corporation – the vote came out NOT to merge the two entities. There was also a brief discussion about the upcoming meetings with the consultants of the Vermont Downtown Action Team.

Mr. Klofach adjourned the meeting at 8:46 pm.

Respectfully Submitted,

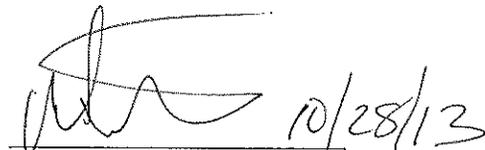
Ruth V. Robbins
DRB/PC Assistant

Planning Commission


Dan Raddock date 10/28/13

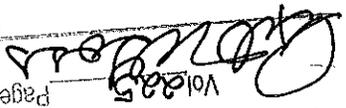

Craig Klofach date 10/28/13


Michael Bridgewater date 10/28/13


Mike Ketchel date 10/28/13


Randy Graves date 10/28/13

Jim Sanford date

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TOWN CLERK