000430

TOWN OF WARREN

PLANNING COMMISSION

MINUTES OF MEETING

MONDAY JANUARY 27, 2014

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

Others Present: Callie Willis, 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 Energy: Continued discussion and feedback regarding Off-Grid Development Standards.
3. Commission suggestions and comments relative to Ms. McKee's review and assessment Green Infrastructure/Low Impact Development in our Town Plan and Land Use and Development Regulations.
4. Village Center Designation Renewal Application
5. Review & sign minutes from January 13th, 2014
6. Other & New business:

Mr. Klofach called the meeting to order at 7:30 pm.

There was no Public Comment other than Ms. Kyle letting the PC know that the Warren Energy Committee expected to have their draft of suggested changes to the Energy chapter of the Town Plan ready for the members to review by the end of February.

The next item on the agenda was a continuation of the discussion and crafting of standards for "off the grid" small wind towers to be included in the Land Use and Development Regulations. "Off the grid" wind turbines, those that are not connected to the existing electric infrastructure, do not require approval from the state Public Service Board. Staff had taken the original draft and reformatted it to conform to the format of the current regulations. The members discussed how to deal with abandoned turbines or those that are not operating due to needed repairs. They also went over height limits and which zoning districts would need conditional Use approval, be permitted outright, or disallowed. It was also mentioned that once they had a rough draft of both the Town Plan and the Land Use Regulation changes that they would make sure to specifically ask the Conservation Commission for their input. In going over the list of new definitions to

be added it was noted that there were additional ones from earlier meetings that needed to be included.

The members next moved on to discuss what action(s) they may want to take in response to the Green Infrastructure/Low-Impact Development Review done by Kim McKee an Assistant Planner with Central Vermont Regional Planning. There were two areas that they focused on: Tree and Forest Protection ordinances under Vegetation and Landscape and Parking Areas and Sidewalks under Impervious Area Management. Mr. Ketchel volunteered to take a look at suggested language that might address the deficiencies for possible changes.

The PC briefly discussed the need to apply for a renewal of the Village Center Designation and the possibility of having the "village center" slightly enlarged to provide more opportunity for homeowners to take advantage of the financing programs that come with being part of a designated "village center". The members then reviewed and signed the minutes of the previous meeting of January 13th. In other business Mr. Malboeuf and Mr. Klofach reported on their attendance at the last Central Vermont Regional Planning Commission meeting.

Mr. Klofach adjourned the meeting at 8:55 pm. The next meeting of the Warren Planning Commission will be held on Monday February 10, 2014 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

2/24/14
Dan Raddock date

2/24/14
Craig Klofach date

2/24/14
Jim Sanford date

2/24/14
Mike Ketchel date

02/24/14
Randy Graves date

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