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TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY FEBRUARY 24, 2014

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

Others Present: Callie Willis, Dottie Kyle, Eric Brattstrom and Miron Malboeuf.

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

1. Opportunity for Public Comment 7:30 - 7:45.
2. Town Plan Chapter 5 POWER FOR THE PEOPLE, Energy Committee comments.
3. Review definitions for small non-grind wind development.
4. Village Center Designation Renewal Application progress.
5. Review & sign minutes from February 10th, 2014
6. Other & New business:

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

Mr. Klofach asked for public comment(s) and Mr. Brattstrom shared his thoughts about the use of insulated window shades as he has found that they can be an inexpensive way to increase energy efficiency that would be useful in the Municipal Buildings. The PC agreed that it was a good idea but that it needed to be brought forth to the Select Board and the Director of Public Works for it to happen.

The PC next asked the Warren Energy committee to report on their suggestions for changes to Chapter 5 of the Town Plan, "Power to the People". Ms. Kyle began by telling the commission members that both the historical and data sections of Chapter 5 only needed statistical numbers updates to as current as was available. She then went on to say that the section on future energy potential seemed to be very "boiler plate" and in their view did not necessarily work today for the Town of Warren. Ms. Kyle also noted that the goals could use some modification which the PC said they could do. In conversation the Energy Committee was reminded by the PC that the Town Plan is just that, a plan, and not regulations. The Town Plan however, does set the groundwork off which the regulations are formed. Ms. Kyle noted that they thought the energy chapter should be based along the lines of the state's comprehensive plan with the Town of Warren aiming to either meet or exceed those goals set by the state. The section on transportation is one of the biggest and toughest to deal with said Ms. Kyle. We live in

an area where public transportation is limited if not even feasible. She did however say that more park and rides and electric car charging stations should be explored.

The Energy Committee also asked the PC if they felt a "preamble" would be a good idea and read a statement that was along the lines of what they wanted to do. One PC member thought it could be bolder and said it was his wish to see Warren as a leader in the state when it came to renewable energy initiatives. The Energy Committee also asked the PC if they thought a map with fragile areas denoted and other areas where clusters of housing might be good group net metering sites would be a valuable tool. The PC thought that at some point something of that nature would be helpful. Ms. Kyle said they would now take the PC's feedback and draft some specific language for their review. The PC said that sometime in the next four to six weeks they would hope to see the suggested draft.

The Commission then reviewed the two bodies of definitions regarding wind energy. One was put forth by Mr. Ketchel during one of the earlier meetings on the subject and the other was one Mr. Raddock submitted. After a review and brief discussion, the members reached a consensus that they were all fine with the list of definitions and that they could be put on the web as proposed additions to Article 10. The members also had a brief discussion about the Friends of Northfield Ridge and what their position was on wind power. One PC member stated emphatically that he disagreed with their position and noted that in talking to some high school students that they thought wind towers were "cool". He also restated his position that fossil fuels were finite and that the PC should look towards the future and not just today.

With the mention of the younger generation [high school kids] a discussion took place about having a high school student as part of the Planning Commission – after all, we are trying to plan for the future which will be that generation. They agreed to do some outreach to see if there was any interest and if so bring the idea to the Select Board.

The PC then briefly confirmed their going forward with the renewal application for the Warren Village Center Designation and with a request to try to expand the center's boundaries. The members also discussed a request for them to appoint an "ex-officio" member to the Warren Dam Committee. This is a revived group of people who feel that with the change in the head of the VT ANR, the designation of the dam being part of "historical" Warren and the possibility to harness some hydro-electric power, that maybe they would be more successful in getting the dam rebuilt/repared. After some discussion the members decided to table the subject as they found most members were already committed to other things and did not feel they could do one more meeting. They did agree to revisit the subject again once they had more information.

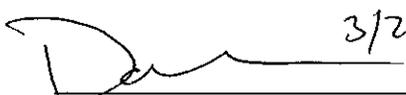
In new and other business, one PC member brought up the issue of quality of construction and the lack of code enforcement and if the PC had any way to improve the standards in those areas. This was specifically on his mind in light of the recent fire at the Mountainside Condominiums. Unfortunately, nothing can be done retroactively but obviously current projects have better standards that are imposed by the state. It was suggested that the main culprit is wood burning fireplaces and that maybe an ordinance outlawing the use of wood burning fireplaces in multi-family dwellings would be the thing to do. It was further suggested that maybe the Town Plan could point out and suggest that the use of wood burning in multi-family dwellings was not only unsafe but also an energy hog and a pollutant.

The meeting was adjourned at 9:14 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

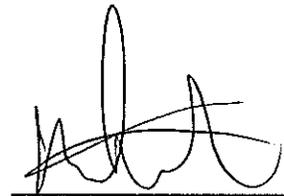
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Dan Raddock date

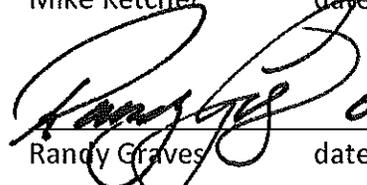
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Craig Klofach date

Mike Bridgewater date

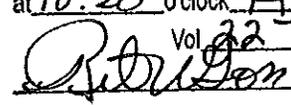
 3/24/14

Mike Ketchel date

 03/24/14

Randy Graves date

Jim Sanford date

TOWN OF WARREN, VT
Received for Record 3/25 2014
at 10:20 o'clock A M and Received in
 Vol. 227 Page 695-697

TOWN CLERK
VT Property Transfer Tax Return # _____

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TOWN OF WARREN, VT

Location of Town

of Warren, Vermont

Warren, Vermont

TOWN CLERK

77 Liberty Street, Warren, VT