

000000  
000004

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday May 12, 2014**

---

Members Present: Craig Klofach, Mike Ketchel, Camilla Behn, Randy Graves and Dan Raddock.

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Opportunity for Public Comment 7:30 - 7:45.
2. Suggestions for increased focus on Town of Warren plan & ordinances relative to Green Infrastructure/Low-Impact Development
3. VTrans Bicycle and Pedestrian Program Grants - Warren Village, Safe Routes to School Pedestrian Improvement Study,
4. Review & sign minutes from April 28<sup>th</sup>, 2014
5. Other & New business:

Mr. Klofach called the meeting to order at 7:40 pm.

There was no one from the public in attendance, thus, no public comment.

Mr. Ketchel began the discussion on items in the Town Plan/Land Use Regulations that could be modified to encourage a more "green" approach in the development of infrastructure [i.e.: roads, parking spaces, driveways]. The first item discussed was ditching along roads and how best practices calls for stone ditching plus vegetation whereas what is commonly done now is just the stones void of any vegetation. The members agreed that adding it so that any new subdivisions would be required to utilize the best practices approach. It was also noted that it would be good for the town road crew to do the same.

Under the item of parking areas and sidewalks, the Commission thought that sprawl was more of a problem than stormwater issues that arise from dense commercial development with acres of parking surfaces. The members talked about several approaches such as a median parking allowance and parking lot sharing. They noted that different types of housing calls for different parking requirements. One member even suggested that if it was difficult to find parking maybe people would start thinking of carpooling. Also discussed was the required size of an individual parking spot and if it were reduced what would it look like with snow? It was mentioned that maybe there was a way to provide some sort of incentive for the creation of pervious surfaces instead of impervious surfaces. No final conclusions were reached as they agreed they needed to spend some more time on this item.

The only aspect of streets and driveways that might be improved was if in the case of a cul-de-sac the minimum radius could be reduced. These are rarely utilized in Warren but the members thought there might be a couple locations where a round-about might help with traffic flow. Keeping the center as small as possible would be good to minimize run-off should round-about be considered.

The topic of limiting the traffic of heavy equipment was found to be difficult to enforce and the members had no other suggestions for making a modification in this area. They did feel they were

WARREN TOWN  
PLANNING COMMISSION

Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday May 12, 2014

covered on the treatment of riparian areas and then moved on to discuss possible improvements in the area of tree and forest protection. They noted that clear-cutting had been dealt with in the Forest Reserve District but that items such as a percentage of forest being retained in development, protection for native or historic trees and a view ordinance should be discussed. Mr. Ketchel volunteered to attempt a draft of some of the items they discussed and they could go from there.

The next item on the agenda was about a current grant program that could provide funding to assist in attaining the goals of the Safe Routes to School Program. Mr. Malboeuf said he would bring it up with the Select Board.

In other business Ms. Behn reported on the Alternative Energy forum that was recently held in Moretown. She said that the focus of the presenters and the panelists tended to be slanted towards anti large scale ridgeline development and trying to glean the facts of the industry was challenging. However, there was a lot in information despite the focus on large development and little if no talk about smaller ways in which wind energy might be utilized. The minutes of the previous meeting were approved and signed. Mr. Raddock passed the torch to Mr. Graves on drafting an "ad hoc student PC member" piece.

The meeting was adjourned at 9:22 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

Planning Commission



Camilla Behn date

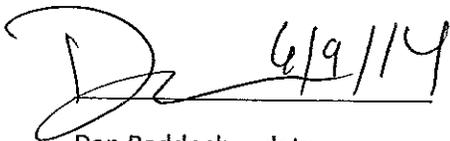
 6/9/14

Mike Ketchel date

 6/9/14

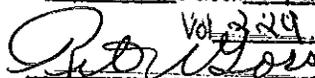
Craig Klofach date

\_\_\_\_\_  
Randy Graves date

 6/9/14

Dan Raddock date

TOWN OF WARREN, VT  
Received for Record 6/10 2014  
at 9:30 o'clock A M and Received in  
Vol. 329 Page 4-5

  
TOWN CLERK

VT Property Transfer Tax Return # \_\_\_\_\_