

**Town of Warren
Planning Commission
Minutes of Meeting
Monday July 14, 2014**

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

Others Present: Dotty Kyle, Eric Brattstrom, Tom Wilson, Miron Malboeuf and Ruth Robbins.

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

1. Opportunity for Public Comment 7:30 - 7:45
2. Warren Energy Committee Draft language for Town of Warren Plan Chapter 5, Power for the People.
3. Review letter from Friends of the Northfield Ridge (FNR) regarding proposed revisions to the Town Plan and related zoning articles.
4. Wind, Review of the final text for the Town Plan.
5. Draft language for Town of Warren plan & ordinances relative to Green Infrastructure/Low-Impact Development
6. Review & sign minutes June 23rd, 2014
7. Other & New business:

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

The only comment made under the Public Comment section of the meeting was made by Ms. Kyle who proclaimed the Planning Commission the best commission in town.

The next item was a review of the second [third?] draft of the "Power for the People" chapter of the Town Plan. The Warren Energy Committee has taken on the job of drafting a suggested re-write in light of the fact that energy conservation and sources of energy have evolved considerably since this chapter has been written.

Mr. Wilson, a Wisconsin resident who is planning on relocating to Vermont, cautioned the PC about putting all their eggs in the "electric" basket. One PC member replied "what other road should we go down?" Mr. Brattstrom from the Energy committee said that in conversation with Green Mountain Power [GMP] that they were not in favor of a centralized power source. Another PC member countered though that it was healthy to be a bit skeptical of GMP. Another PC member also noted that GMP would certainly not make any decisions that would make them become obsolete and that buying power from Hydro Quebec was at least a renewable source.

Returning to a review of the Energy Committee's draft the PC members told them that they had a great amount of valuable information but that they still wanted to find a way to extract the information to use

within the format they already had in place. They suggested to the Energy Committee that they use all of their information gathered to put together a handbook that could act as a resource, one that the PC could also include as an Appendix in the Town Plan. One PC member also stressed that the PC needed to be sure that the information they were including was truly accurate so that it was defensible should anyone challenge it. The two groups decided that the ball was now in the Planning Commission's court – for them to draft Article 5 using the information put together by the Energy Committee. The Energy Committee noted that they still had some additional information to provide and that they would also put together a list of definitions.

Next on the agenda was a review of the letter sent to the Planning Commission from the Friends of the Northfield Ridge [FNR] containing comments about the PC's drafts of proposed language regarding wind energy in both the Town Plan and the Land Use and Development Regulations. All of the PC members had read the letter and it was commented that it was too bad that the FNR hadn't taken the time to attend some of the PC meetings. It was also noted that the FNR Board of Directors was comprised of mostly Waitsfield members, one from Moretown and one from Warren. As one PC member said, everyone is entitled to their opinion and we are open to hearing them all.

The draft language for changes to the wind energy section of Article 5 of the Town Plan along with additions to Article 10 many definitions associated with wind power, were approved by the six members in attendance. A formal, warned public hearing is expected to take place in September.

The next agenda item, Draft language for Town of Warren plan & ordinances relative to Green Infrastructure/Low-Impact Development was continued to the next meeting. The minutes from the previous meeting of June 23rd were reviewed and signed. The PC meets on the second and fourth Mondays of the month. The next meeting is scheduled for July 28th and the August meetings are slated for the 11th and 25th. All meetings are open to the public.

The meeting was adjourned at 8:53pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant
Planning Commission

TOWN OF WARREN, VT
Received for Record 8/5 2014
at 10:53 o'clock A M and Received In
Vol. 229 Page 455-456
Ruth Robbins
TOWN CLERK
VT Property Transfer Tax Return # —

Jim Sanford 7/28/14 date
Craig Klofach 7/28/14 date
Mike Bridgewater 7/28/14 date

Camilla Behn 7/28/14 date
Dan Raddock date
Randy Graves 07/28/14 date