

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday September 22, 2014**

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

Others Present: Carole Crossman, Damon Reed, Kate Wanner, Carolynn Schipa, Miron Malboeuf and Ruth Robbins.

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

- 1) Opportunity for Public Comment 7:30 - 7:45
- 2) PC Public Warning for October 27th Meeting.
- 3) The use of appendices in the Town Plan, Joshua Schwartz
- 4) Town Plan, Chapter 5, Draft Language, Comments from Conservation Commission.
- 5) Review & sign minutes September 8th, 2014
- 6) Other & New business:

Mr. Klofach called the meeting to order at 7:32 pm. There was no general public comment. The first item addressed by the Commission was the draft warning for a formal public hearing on the proposed changes to Chapter 5, Power for the People, of the Warren Town Plan. Some minor grammatical edits were made and the PC moved on to the next item. Appendix C is the glossary of the Town Plan. With the proposed modifications to the Energy Chapter, specifically the Wind Energy piece, a couple of additional definitions were added to the glossary. With a couple of minor edits the PC approved their inclusion.

Appendix F was created to include a lot of the detailed information that was supplied by the Warren Energy Committee. Though all of the information was considered good and useful, the PC was not convinced that it was appropriate in its entirety to be included in the Town Plan. As its inclusion, even as an Appendix, could be viewed as policy or strategy to fulfill an objective, the members thought they would recommend to the Energy committee that they consider presenting it to the Select Board as a report which could also be updated at regular intervals. The minutes from the previous meeting were reviewed and signed by the members.

The rest of the meeting was used for a conversation with four members of the Conservation Commission about the wording used in the proposed wind energy section of the Town Plan. Many of the changes that the Conservation Commission wanted could have been called semantic in nature. The PC explained their reasoning behind the changes and that they were planning for the future as fossil fuels were a limited resource. They also explained that they wanted to craft the wording so that they would have a better chance at the Public Service Board paying attention to what they did and did not find appropriate for wind development in the town. The Conservation Commission made it clear that though they could be ok with small wind energy development that they would also want to see standards put in place in the Land Use and Development Regulations as to the placement of any towers but that they were very much not in favor of seeing large, industrial wind towers in Warren. Compromise was made on some of the edits suggested by the Conservation Commission and some were left as is.

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The members briefly discussed their next meeting which is scheduled on Tuesday, October 14<sup>th</sup> instead of Monday October 13<sup>th</sup> as that is Columbus Day and a holiday for many. The meeting was adjourned at 9:45 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

**Planning Commission**

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Camilla Behn                      date

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Dan Raddock                      date

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Craig Klofach      date

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Mike Ketchel                      date

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Mike Bridgewater              date

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