

**Town of Warren
Planning Commission
Minutes of Meeting
Monday September 14, 2015**

Members Present: Alison Duckworth, Mike Ketchel, Camilla Behn, Mike Bridgewater, Jim Sanford and Randy Graves.

Others Present: Damon Reed, Eric Brattstrom, Dorothy Kyle, Marie Schmukel, Win Smith, Amy Polaczyk, Margo Wade, Andrew Thomas, Miron Malboeuf and Ruth Robbins.

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

1. Opportunity for Public Comment 7:30 7:45
2. Solar array at parking lot F at the Sugarbush Resort: Margo Wade & Andy Thomas
3. Chapter 3 of the Warren Town Plan, Discussion proposed draft language from the VNRC , "Wildlife Habitat" section of Chapter 3 of the Warren Town Plan
4. Town Green, revised plan
5. Review & sign minutes August 24th, 2015
6. Other & New business:

UPCOMING REGULAR MEETING DATES: September 28th, October 13th, (Tuesday), October 26th, November 16th, November 30th.

Mr. Ketchel called the meeting to order at 7:38 pm.

During public comment Mr. Brattstrom said that he was delighted to see that Mr. Smith was pursuing the utilization of solar energy up at Sugarbush.

The Pc then heard additional information about the proposed solar array that Sugarbush Resort is planning. Though Ms. Wade had been in previously the PC had some concerns regarding the aesthetics of the project and asked if there were other locations that might be better. Mr. Smith spoke first and told the Commission that after looking at other sites Lot F made the most sense. He said that Lot F got more sun than Lot E, though getting sun was also somewhat screened and was used by the resort as an overflow lot and thus had less traffic. He also noted for the PC that they had only signed a letter of intent and no binding contract had been executed yet. He also continued to say that as a "carport" style structure it would not fit as well into Lot E as that is traditionally a busy lot and a structure of that type would interfere with the traffic flow. Mr. Sanford said that the site plan makes the installation look like it was just "plopped" in – is there some way to make it look like it fits in with the configuration of the lot. Ms. Behn added that since we'd like to encourage more alternative energy projects such as this, it was important to make it look as good as possible. Ms. Wade said there was still another month or so before the final submittal to the PSB of which the PC would be copied on. She also told the commission that assuming approval they would not be going forward until the spring.

At the last meeting the PC members listened to a presentation and received suggested language regarding the addition of information regarding wildlife and forest fragmentation to Chapter 3 of the Warren Town Plan. The general consensus among the members was that what was proposed made sense and seemed to be level headed thinking. They decided to table the discussion for the time being to allow Mr. Sanford time to review the information and to also have Mr. Raddock present knowing he would have some thoughts to share.

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Mr. Ketchel said he had some conversation with the parking space line engineer but had yet to coordinate a get-together time that would also include the town road foreman. Until this is done there was no new news on finalizing a proposed plan for a town green.

The minutes from the previous meeting were reviewed and signed. A representative needed to be appointed to the Watershed-Wide Water management Program [W3MP] and Ms. Duckworth nominated Mr. Bridgewater to the position. Mrs. Behn seconded the motion and the vote was unanimously in favor.

The meeting was adjourned at 9:05 pm.

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

Mike Ketchel date

Camilla Behn date

Alison Duckworth date

Randy Graves date

Mike Bridgewater date

Jim Sanford date