

**Town of Warren
Planning Commission
Minutes of Meeting
Monday November 9, 2015**

Members Present: Mike Ketchel, Camilla Behn, Jim Sanford, Randy Graves, Mike Bridgewater and Dan Raddock.

Others Present: Damon Reed, Joshua Schwartz, Eric Brattstrom, Dotty Kyle, David Sellers, Carl Lobel, Miron Malboeuf and Ruth Robbins.

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

1. Opportunity for Public Comment 7:30 7:45
2. Joshua Schwartz, Executive Director, Mad River Valley Planning District
3. Warren Village Main Street Improvement Project. Request for proposals, local project management services.
4. Economic Vitality Workshop Series, (9 industry sectors) report of findings and common threads of individual groups.
5. Town Green - Revised Parking Plan
6. Discussion of zero clearance fireplaces - next steps.
7. Chapter 3. - Warren Town Plan,
8. List of topics for 2016 Town Plan update, topics listed to date:
 - update of maps, Dan Currier
 - inclusionary language for green infrastructure
 - update for the housing distribution plan.
9. Review & sign minutes October 26th, 2015 draft
10. Other & New business:

UPCOMING REGULAR MEETING DATES: November 23rd, December 14th, January 11th, 2016

Mr. Ketchel called the meeting to order at 7:33 pm.

With no public comment offered up, the PC then sked Mr. Schwartz for his reports on the Warren Village Main Street Improvement Project and the Economic Vitality Workshop Series. He summarized the project by saying that it encompassed both pedestrian access and traffic calming [speeding] through the village and that the proposed changes were only within the town's jurisdiction – nothing on private property. Both of the issues of better pedestrian flow and traffic have been looked at over the years but that funding to make any improvements has been scarce. Mr. Schwartz that this project has 90% funding through both Federal and State programs with the town having to ante up the remaining 10%. He also spoke of how the project will shortly be turned over to the town and that a proposal to hire a project manager [PM] was underway. Once a PM was hired then along with the Planning Commission the design particulars could be ironed out. He suggested that the PC consider using a charrette type of workshop as they have done in the past to involve the townspeople in coming up with a design that would reflect what Warren Village is all about. A comment made by Mr. Sellers and echoed by a few others was that the area between the Warren Store and the Pitcher Inn should be viewed as more of a "plaza" which would aid in traffic calming, and that any installation of a sidewalk would only make it more "road-like" which would do the opposite.

Mr. Schwartz then spoke about the Economic Vitality workshops that had been held this fall. He reported that they had ten sectors [i.e.: restaurants, lodging, retail etc.] and 150 participants. There was a common consensus that the three key attractions to the valley were the beauty of the land, the use of the land and the entrepreneurial spirit of the residents. The top three assets mentioned were the creative economy, recreation and food systems. The one recurring theme in most all of the business sectors was the lack of affordable housing. Transportation was also cited as an issue. Finding solutions to these two issues have been an ongoing challenge that will continue to be worked on.

The PC then moved on to a conversation about the creation of a town green at the old Ruby Blair house site. Mr. Sanford had gone over the proposed parking plan with the town Road Foreman and the Dept. of Public works Director who both liked the plan. A couple of suggestions were made that improved it even more. A couple of the PC members said that what we do with the Town Green should show some sort of association with what is being done in the heart of the village by the Warren Store and Pitcher Inn. Mr. Lobel representing the Warren Library said that it looked good though the entrance by the library that is also his driveway would continue to be a challenge.

In regards to the previous discussion with an insurance representative about wood burning appliances, the Commission agreed that he was very helpful and that they should move forward on putting together an ordinance. Both Mr. Raddock and Ms. Behn said they would attempt some draft language for the PC to look at. It was also discussed that once they had a draft they liked that they get the several property managers and condo association heads in to get their feedback.

Mr. Malboeuf had picked up the maps done by CVRPC that consist of various layers of natural resources/wildlife information that the PC wanted to have to help in the updating of Chapter 3 of the Town Plan. In general conversation it was mentioned that there needed to be a differentiation between “what should be” and an actual “action plan”. Both Mr. Sanford and Mr. Raddock said that the seminar they went to reinforced how important specificity was in a Town Plan. The discussion ended with a member sharing a quote: “One of the functions of government is to look out for the future”.

In new and other business Mr. Bridgewater gave a report on the W3MP meetings he had attended. He said that the Watershed Wide Management Plan group was looking to develop an engagement and outreach plan in order to aid in developing a vision and policy for the valley. He also noted that Stone Environmental is consulting with the group.

The minutes of the previous meeting were reviewed and signed. The meeting was adjourned at 9:47 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

Randy Graves date

Dan Raddock date

Mike Bridgewater date

Camilla Behn date