

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

Members Present: Mike Ketchel, Randy Graves, Alison Duckworth, Mike Bridgewater, Jim Sanford 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) Recap of Mad River Valley Town Leadership Meeting
- 3) Report of Warren Main St. Improvement Project, Post Award Mtg (V-DAT)
- 4) 2016 Planning and Zoning Budget (proposed)
- 5) Town Garage (Jim Sanford)
- 6) Chapter 3. - Warren Town Plan
- 7) Town Green Parking Plan, Main Street integration
- 8) Discussion of zero clearance fireplaces - next steps.
- 9) List of topics for 2016 Town Plan update, topics listed to date:
 - a) Update of maps, Dan Carrier
 - b) Inclusionary language for green infrastructure
 - c) Update for the housing distribution plan.
- 10) Review & sign minutes November 23rd, 2015 draft
- 11) Other & New business:

Mr. Ketchel called the meeting to order at 7:39 pm.

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

The first item that the PC considered was a recap of the Mad River Valley Town Leadership meeting which was held on December 10th. Members of the Planning Commission, Mr. Sanford, Ms. Behn, Ms. Duckworth and Zoning Administrator Mr. Malboeuf all attended. They all agreed that the presentations were very good but a couple of them were surprised that there wasn't more discussion on certain items that were brought up. The PC's conversation also touched on the status of economic vitality in Waitsfield which is considered by many as the commercial hub of the valley. A comment was made that though the valley could stronger commercially, that one of the reasons people love the valley so much is the rural nature of the community – thus a balance needs to be considered. The subject of affordable housing came up as necessary to draw people to work in the valley though one member noted that if the minimum wage was raised to a higher level then folks would find it easier to secure housing. The conversation also included some discussion of school consolidation which would in turn raise taxes.

The PC then moved on to a review of the proposed budget for the PC / DRB / Zoning functions. There were a couple questions which were answered by Mr. Malboeuf and then a discussion ensued about the line item for the Town's share of funding to the Mad River Valley Planning District. The MRVPD has requested a healthy increase and the PC members felt that since they had no control as to approving or disapproving the request that maybe it shouldn't be in their budget. This generated the following **motion** made by Ms. Duckworth to remove the MRVPD line item funding request from the PC/DRB/Zoning part of the Town's budget. This was **seconded** by Mr. Bridgewater. There was no further discussion and the **vote** was unanimously in favor of the motion. This was followed by a **motion** made by Mr. Graves to approve the proposed budget with the MRVPD line item removed. Mr. Sanford **seconded** the motion and the **vote** was unanimously in favor and the motion passed. The proposed budget will be forwarded on to the Select Board.

The PC then had an update on the VDAT project. Mr. Sanford said he would be attending the meeting on December 22nd where they will review the applications for a project manager. Mr. Malboeuf also reported on the meeting he attended with the state folks who will be administering the Federal grant for the project. It was also noted that once a final design is agreed upon that the project will have to meet stormwater run-off requirements.

Mr. Sanford said that there is a renewed sense of urgency regarding the condition of the Town Garage. The Road Foreman has requested monies from the Select Board to make repairs and add another two bays to the existing structure at the current location. The PC has consistently said that moving the Town Garage out of the village, away from the school is desirable and would also open up the possibility of additional house for the village. The problem has been finding a new location.

Mr. Ketchel suggested that due to the hour that they defer the rest of the agenda to the next meeting on Monday January 11th at 7:30. The rest of the members agreed and then took time to review and sign the minutes of the previous meeting. In other business Mr. Malboeuf told the Commission that he had a request from Waitsfield to print out a map on our scanner. A reminder was given that there is the Economic Development gathering at the Gatehouse this coming Thursday and that the Warren Select Board will be continuing their budget meetings with a meeting on 12/15 and 12/22.

The meeting was adjourned at 9:24 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

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Randy Graves date

Dan Raddock date

Mike Bridgewater date

Alison Duckworth date