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**Town of Warren
Planning Commission
Minutes of Meeting
Monday March 23, 2015**

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

Others Present: Damon Reed, Robert Messner, Dotty Kyle, Eric Brattstrom, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30.

1. Opportunity for Public Comment 7:30 - 7:45
2. Town Plan, Chapter 5, Review comments received at Public Hearing and subsequent correspondence.
3. Commission priorities
4. Review & sign minutes March 9th, 2015
5. Other & New business:

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

During "public comment" Mr. Brattstrom shared with the PC a meeting he attended at the Green Mountain Club regarding Forest Fragmentation and the problems it is causing in the State of Vermont. He said it was "scary" as to what it entails and the PC assured him that they knew it was a topic they needed to address and that it was on their "to-do" list.

Mr. Ketchel then shifted to a discussion of the comments received by the Commission at the Public Hearing on the proposed changes to Chapter 5 of the Town Plan. In particular, they discussed with Mr. Messner his comments and additional information supplied since the hearing, on the potential impact of wind towers on the glider plane business that operates out of the Sugarbush Airport. Mr. Messner answered questions and added some explanation to how the lift from the ridge works with the glider planes. He also noted that about 1500 flights took place in a season and approximately \$500,000 was taken in by the program including a youth camp that is held every year over three weeks. Mr. Messner told the Commission that the airport had three full time and six to seven part-time employees during the summer season. When asked if a glider plane could go around a wind tower Mr. Messner said maybe one but that it was still an obstacle and that more than one would definitely be an issue. The FAA requires a five mile "protection" (?) zone around airports which is the case with the Sugarbush Airport even though it is an uncontrolled airport. The zone is not necessarily a simple circle and Mr. Messner was asked by the PC if he could get a map showing that zone.

The PC also discussed the emailed letter they received from Ms. Hemmeter who reiterated the concerns she brought up during the public hearing on March 9th. She echoed the concern of Mr. Messner as to the impact of any large wind turbines on the glider plane operations along with the PC's lack of emphasis on solar alternatives and she questioned what effect the proposed revisions would have in a Public Service Board hearing. Ms. Hemmeter also questioned why the Commission was doing just Chapter 5 by itself when other chapters in the Town Plan should be taken into account. One of the PC members had taken the time to look up the PSB decisions in both the Windham and Lowell applications. In the case of Windham, in which the town

plan clearly sought to prevent industrial scale wind, the PSB did allow the applicant to install three wind anemometers even though the PSD found that the Town Plan clearly stated that they wanted no industrial wind, and thus said no wind testing was necessary or appropriate. The wind development project in Windham appears to be moving forward despite the Town Plan. In the Lowell decision multiple negative impacts of the wind turbine installation were recognized but in the interest of "the public good" the PSB approved the application with several mitigating measures/plans as part of their decision. One PC member said he did not think Warren needed to be like Windham and thought our document was better though it unfortunately did not reflect the "homework" the PC did in writing it. The Commission did agree that more could be said in support of conservation measures and solar power especially as solar is reflected in the state energy goals.

On the topic of the PC's "to-do" list for 2015 the PC asked a member of the Warren Conservation Commission when they might see their work on wildlife corridors as that is one thing the PC wants to have in hand when reviewing Chapter 3 of the Town Plan. The Commission was told they could have it to them by the end of May. The subject of the Town Garage came up and an idea was put forth by a member for conversation that might address not only the town garage but also the fire department. He suggested that maybe the old Rosita's parcel now owned by Sugarbush could house a firehouse for a platform ladder truck and the town garage as the Access Road is one of the main thoroughfares in town. The PC also discussed plans for a charrette to come up with a plan for the town green in the location of the old Ruby Blair House. Staff will put together some materials for the next meeting.

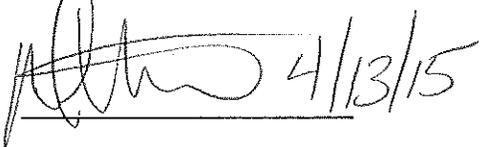
The minutes of the previous meeting were reviewed and signed. In new and other business the members looked at a recently issued state Land Use permit for a property on East Warren Road. With no other business before the Commission they adjourned at 9:27 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

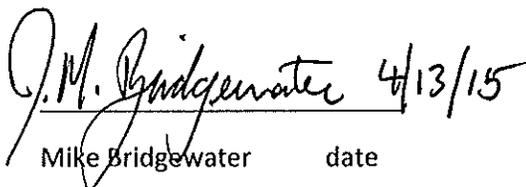
Planning Commission

 4/13/15

Mike Ketchel date

 4/13/15

Camilla Behn date

 4/13/15

Mike Bridgewater date

Randy Graves date

 4/13/15

Dan Raddock date

TOWN OF WARREN, VT
Received for Record 4/14 2015
at 11:15 o'clock A M and Received in
Retention Vol 233 Page 202-203

TOWN CLERK
VT Property Transfer Tax Return # _____