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Town of Warren
Planning Commission
Minutes of Meeting
Monday April 13, 2015

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

- 1) Opportunity for Public Comment 7:30 - 7:45
- 2) Town Plan, Chapter 5, Review revisions of previous meeting and incorporate in chapter.
- 3) False alarm & wood burning stove ordinance.
- 4) Act 250 Re. Application 5W0504-6 Mountainside Condominium Assoc.
- 5) Plan for Town Green Charrette.
- 6) Review & sign minutes March 23rd, 2015
- 7) Other & New business:

Mr. Ketchel called the meeting to order at 7:37 pm.

There was no one from the public in attendance, thus, no public comment(s). The next item on the agenda was review of an updated draft of Chapter 5 of the Town Plan. This item was continued to the next meeting as not all of the pieces/parts have come together in one document yet.

The PC then moved on to a review of a draft "False Alarm and Wood burning Stove ordinance" being considered by the Select Board. Mr. Ketchel passed on some comments he had gotten from two Select Board members who said they thought it should not be one ordinance but rather two; one for wood burning stoves and the other for false alarms. This was also the suggestion of the Town attorney who additionally said the wood burning stove ordinance would be better under the Land use and Development Regulations. The discussion of the PC members included a general agreement that the two items be separate; thought the false alarm fees might be excessive; thought that maybe the alarm ordinance should just apply to multi-family units – those over three residential units- or maybe just to the Sugarbush Village area due to the high density of units; questioned just how frequent and expensive is the false alarm problem in Warren; and how to best handle some grandfathering of existing wood burning fire places and wood burning stoves. They all agreed that they would like to have the WVFD come and speak to them about this at their next meeting. As the Select Board will not be considering this until after the next PC meeting the Commission will still have an opportunity to weigh in on the issue.

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The next topic of discussion was about the recent denial of an Act 250 permit from the state for the rebuilding of the 36-unit Mountainside condominium building which burned down in February 2014. There had been a comment on Front Porch Forum that "there is something wrong with the Warren Town Plan if Act 250 can use it to deny a condo complex from getting rebuilt after a tragic fire". One PC member felt strongly that the Commission should reply as the DRB approved the rebuilding and the Town Plan and the Land Use and Development Regulations both use language stipulated by the state when it comes to the protection of streams and rivers. The Warren Land Use regulations however allow for the rebuilding of a non-conforming use structure as long as the degree of non-conformance is not increased. Mr. Raddock said he would draft a response and pass it by the rest of the members.

The PC then discussed plans to hold a charrette, a workshop, to come up with the details for a town green on the site of the former Ruby Blair house. The PC set a tentative date of Saturday May 23rd from 8:30 to 12:30 at the Warren Town Hall. Staff will put together an invite to be put in the Valley Reporter as well as sent out to those living in the village and other interested parties such as the Warren Church and the Mad River Valley Garden Club to name but only a couple of many others.

The members reviewed and signed the minutes of Monday March 23rd. In other business Mr. Malboeuf shared with the PC that the Regional Planning Commission was updating their plan which might eventually affect the town and suggested they take a look at it. He also informed them that the PC had until June 10th should they want to make any comments.

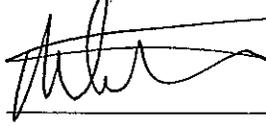
The PC's next meeting is scheduled for Monday April 27th at 7:30 pm. The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

Planning Commission

 4/27/15

Mike Ketchel date

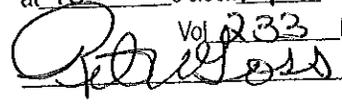
 4/27/15

Camilla Behn date

Mike Bridgewater date

 4/27/15

Dan Raddock date

TOWN OF WARREN, VT
Received for Record 4/28 2015
at 10:30 o'clock A M and Received in

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TOWN CLERK
VT Property Transfer Tax Return # _____