

Town of Warren
Planning Commission
Minutes of Meeting
Monday May 11, 2015

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

Others Present: Paul Smith, Mary Calhoun, 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, final draft.
- 3) False alarm and fire ordinance sub-committee report.
- 4) Plan for Town Green -2015 Charrette to be held May 30th, 2015. Invitation to be
- 5) Review & sign minutes April 27th, 2015 (draft)
- 6) Other & New business:

Mr. Ketchel called the meeting to order at 7:32 pm.

There were two people in attendance that spoke during public comment regarding the proposed ordinance for wood burning appliances and false alarms. The emphasis of their comments was that they were opposed to the restriction on wood burning appliances as it would decrease property values and hurt the tourist trade and small businesses that rely on tourists. After listening to the comments the PC then went on with a discussion about the proposal. Mr. Raddock gave a report on his research of the legal aspects in proposing such an ordinance. He gave the history of the "Dillon Rule" that defines the relationship between the state and the town with the state giving a town certain authorities to act on their own without state approval. Mr. Raddock said that in his research it did not seem clear as to whether or not the town had the authority to impose an ordinance such as proposed and that the town might be best to engage with the State Dept. of Fire Safety before going any further. Further discussion focused on inspections, mainly of the older multi-unit buildings with wood burning fire appliances and who should inspect. The PC also reiterated their suggestion that the two issues be approached as separate documents – one for false alarms and the other on wood burning appliances. Mr. Raddock emphasized that it was his position that the town needed to communicate with the State Dept. of Fire Safety before going forward especially with the wood burning appliances proposal.

The PC then discussed the proposed changes to Chapter 5 of the Town Plan. Mr. Sanford had been unable to make the past couple of meetings and asked some questions and made some comments on what had taken place in his absence. The topic of the Sugarbush soaring activity came up and it was pointed out that for small wind installations it should not be an issue. Since the PC has consistently said

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that they do not think large, commercial scale wind installations are appropriate in Warren, then again, the soaring activity would not be affected. Mr. Sanford made a motion to remove the soaring language but there was no second. They reviewed Appendix C, the Glossary, and said that they needed to make sure the following terms were included: community wind, distributed wind, large scale wind, and small scale wind. A motion was then made to include these four terms into Appendix C by Mr. Sanford who was seconded by Mr. Bridgewater. The members all voted in favor and the motion passed. Mr. Graves spoke up and having thought further about it, seconded Mr. Sanford's motion to delete the language regarding the soaring activity at the Sugarbush Airport. Even though it was seconded, the motion failed with only two yes votes, three no votes and one abstention. A final motion was made by Mr. Sanford to send the draft Chapter 5 and Appendix C, as amended, to the Select Board. This was seconded by Ms. Behn. The vote was unanimously in favor and the motion passed.

The Commission then discussed the Town Green Charrette scheduled for Saturday May 30th. Mr. Sanford said he would be responsible for working with Mr. Malboeuf on the map and would make the opening remarks. The members went over the list of those who should be reached out to with an invitation to participate in addition to those already contacted.

The minutes of the previous meeting were reviewed and signed. Future meeting dates were discussed with Mr. Sanford saying he would not be here for the July 13th meeting and Ms. Behn not being available for the June 22nd meeting. Mr. Ketchel volunteered to go in Mr. Sanford's place to the next Steering Committee meeting on May 21st.

The meeting was adjourned at 9:32 pm.

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

Mike Ketchel date

Camilla Behn date

Mike Bridgewater date

Randy Graves date

Dan Raddock date

Jim Sanford date