

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday July 27, 2015**

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Members Present: Mike Ketchel, Camilla Behn, Randy Graves, Jim Sanford, Mike Bridgewater, Dan Raddock and [soon-to-be-appointed-new-member] Alison Duckworth.

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. Review proposed draft alarm ordinance
3. Town Green revised plan
4. Review & sign minutes (July 13th, , 2015 draft)
5. Other & New business:

UPCOMING REGULAR MEETING DATES: August 10th, August 24th, Conservation Commission, September 14th, September 28th, October 13th, Tuesday.

Mr. Ketchel called the meeting to order at 7:36 pm.

The PC members welcomed Alison Duckworth as the soon to be appointed new member filling the vacancy created by the resignation of Craig Klofach. Ms. Duckworth took part in the discussions during the meeting, but did not vote on any matters that came up. There was no one from the public in attendance so there was no public comment.

The PC then took a look at the proposed language for an ordinance relating to the use of alarm systems. The purpose of the ordinance is to help alleviate the inordinate number of false alarms that the Warren Volunteer Fire Department has had to respond to. Two PC members, Mr. Raddock and Ms. Behn along with a Select Board member, Mr. Mays, spent time talking with a representative of the VT State Dept. of Fire Safety, VT League of Cities and Towns, and the Warren Volunteer Fire Dept. to come up with the proposed draft. The number of false alarms is largely, but not limited to, those fire alarm systems that employ an outside monitoring company where the key holder information is either not up to date or is not available. There are even some monitoring companies that are either reluctant or not able to share access information with the fire dept. Responding to false alarms hinders the fire dept. from responding to real alarms and is also costly.

The PC reviewed the draft and made a couple small changes. A motion was made by Mr. Graves to accept the draft ordinance, with changes, and forward it to the Select Board for review and approval. This was seconded by Mr. Bridgewater and was unanimously voted in favor. [Ms. Duckworth did not vote].

The discussion then went to the topic of wood burning appliances – more specifically zero-clearance fireplaces. The members talked about the possibility of adding something to the Land Use and Development Regulations that prohibited zero clearance fireplaces in new construction and a requirement that existing zero clearance fireplaces in rental units and /or multi-family units be inspected annually by a licensed inspector. Though this would be considered a safety issue it also speaks to being thought of as a “building code” something the members were hesitant about creating. They agreed that more research needed to be done specifically on the topic of zero clearance fireplaces – are there safe ones, before moving forward.

Mr. Sanford then showed the rest of the members his return to the drawing board with two renditions of a potential town green taking into account the concerns and suggestions made by Mr. Weston of the Warrant road crew. Members gave their input on the two main differences which was the location of the connecting driveway. Mr. Ketchel said he would see what support CVRP could offer on taking this project further as well as get in touch with a parking lot line person who could give us an accurate count of potential parking spaces.

The minutes of the previous meeting were reviewed and signed. In other business Mr. Sanford reported on the last MRVPD meeting where the topic came up about the lack of a strategic plan that is from the view of all three towns. This came up as the sentiment was expressed that it was too bad the Waitsfield town offices could not be in Irasville as that is the commercial center for all three towns and having the town offices there would only help to strengthen the center. Also in other business the members briefly looked at the plans for a solar array up at Sugarbush in the new parking lot F. The application has gone to the PSB and the Planning Commission has party status to those applications.

The meeting was adjourned at 9:09 pm.

Respectfully Submitted,

Ruth V. Robbins

DRB/PC Assistant

**Planning Commission**

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Mike Ketchel                      date

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Camilla Behn                      date

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Randy Graves                      date

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Dan Raddock                      date

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Mike Bridgewater                      date

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Jim Sanford                      date