

**TOWN OF WARREN
PLANNING COMMISSION
PUBLIC MEETING
MONDAY, NOVEMBER 12TH, 2012, 7:30 PM
WARREN MUNICIPAL BUILDING CONFERENCE ROOM (OLD LIBRARY)
AGENDA**

PUBLIC HEARING:

The Warren Planning Commission will be holding a public hearing on a proposed bylaw amendment to the Town's Land Use and Development Regulations on September 24th, 2012, at 7:30: pm at the Warren Municipal Building Conference Room (old library) located at 42 Cemetery Rd, .at the municipal complex in Warren Village.

Proposed Adoption of a Fluvial Erosion Hazard Overlay District

This report is presented for public review in accordance with 24 V.S.A. §4441 (c).

Description & Purpose of the proposed bylaw amendment:

The purpose of this amendment is to create a new Fluvial Erosion Hazard Overlay District. The purposes of this overlay district (FEH) are to: 1) Implement related goals, policies, and recommendations of the current municipal plan, hazard mitigation plan, and supporting river corridor management plans; 2) Avoid and minimize the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures that result from flood-related erosion; 3) Avoid and minimize the undue adverse effect on public services and events; 4) Protect mapped fluvial erosion hazard areas that are highly subject to erosion due to naturally occurring stream channel migration and adjustment; 5) Limit new development within fluvial erosion hazard areas to protect public safety and to minimize property loss and damage due to fluvial erosion; and 6) Allow rivers and streams to maintain or re-establish their natural equilibrium, thereby avoid the need for costly and environmentally degrading stream channelization and bank stabilization measures. These revisions will also bring Warren's regulations into compliance with advanced state regulations related to stream hazard mitigation, including fluvial erosion hazards.

PLANNING COMMISSION MEETING:

Call the meeting to order: 7:30 pm

1. Valley Reporter Article of October 25th, 2012
2. Review Warren Land Use and Development for next updates
 - a. Definitions Article 10, Definition for Artisan Workshop, Clear-Cutting
 - b. Article 3, parking standards modification
 - c. District Standards Forest Reserve
 - d. Rural Residential District:
 - I) Add a conditional Use for signs exceed 4 ft²
 - II) Consider Mixed Use as addition to Conditional Uses
3. Review & sign minutes from October 22nd, 2012
4. Other & New business: