Warren Planning Commission Report

Proposed Bylaw Amendments

The Warren Planning Commission has prepared the attached proposed amendments to the current Town of Warren Land Use and Development Regulations, amended and adopted on January 31, 2006.   In accordance with state law (24 V.S.A. §4441) the Planning Commission is required to prepare a written report documenting whether the proposed amendments conform to the Warren Town Plan currently in effect.

Explanation of Amendment: The primary focus of the amendments is the requirement to modify these bylaws to meet the National Flood Insurance Program requirements. NFIP has released the final revision of the flood hazard maps of which there were no changes for the Town of Warren. Though there were no changes for Warren, the Town's flood hazard bylaws must meet the NFIP requirements in order for the Town to remain in the flood insurance program, which is critical.

Purpose: The purpose of these proposed amendments is to conform the bylaws to the National Flood Insurance Program requirements.

These amendments are administrative rather than substantive in nature and the Warren Planning Commission has determined that the proposed amendments are in conformance with the Warren Town Plan (as conformance is defined in 24 V.S.A. §4303) in that:

- They are consistent with the goals and policies of the Warren Town Plan.
- The proposed amendments do not include any new or revised standards for community facilities, and therefore will not affect any specific proposals for community facilities or other proposed actions contained in the Plan.

We therefore approve the proposed amendments to the Town of Warren Land Use Regulations to be warned for Planning Commission public hearing on Monday July 12, 2010 at 7:30 pm in the Municipal Building and for subsequent transmittal to the Warren Select Board.

Dated this 14th day of June 2010.

By the Warren Planning Commission:

Mike Ketchel, Chair
Jim Sanford, Vice Chair   Craig Klofach
John Goss   Lisa Miserendino
Don LaHaye   Dan Raddock