

Warren Planning Commission Report:

Proposed Zoning District Changes in Historic Warren Village

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

Description and purpose of the proposed bylaw amendment:

The purpose of this amendment is the following:

1. Extend the Warren Village Historic Residential District to the north and south (of current limits) in order to include areas which are historically significant and were originally part of the Historic Village as well as overall alignment of the district along existing property lines or significant contours in the land as may be appropriate.
2. Establish a new "Warren Village Mixed Use" District to strengthen Warren Village's status as a Town Center in order to promote its social, governmental, commercial and residential functions in the community, while taking special care to protect the residential character and quality of life enjoyed by its residents.
3. Adjust Village district standards (WVC & WVR) such that they are compatible with the proposed new district.

The Warren Planning Commission has determined that the proposed amendment :

1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed amendment furthers the goals and policies contained in the Town Plan including the following:

- [Page 6-12] Allow development in Warren Village in a manner that maintains its historic character. Consider allowing smaller lot sizes in the village to promote clustering, since there is extra septic capacity in the new system.
- [Page 6-14] In conjunction with appropriate regional and state agencies, encourage the development of subsidized housing, especially senior housing, in and adjacent to Warren Village.
- [Page 6-15] For the Warren Village Growth Center Area, the objective of 32 units incorporates the creation of a new Village Mixed Use District and an increase in density in the Warren Village Historic Residential District along with a decrease in the minimum lot size allowing for greater density further supported by the underutilized existing septic system capacity installed in the village area.
- [Page 10-17] Land Use Goal 10.A: The preservation of the Town's historic settlement patterns, defined by compact villages surrounded by rural countryside.
- [Page 10-20] Strengthen Warren Village's status as a Town Center in order to promote its social, governmental, commercial, and residential function in the

- community, while taking special care to protect the residential character and the quality of life enjoyed by Village residents.
- [Page 10-20] Review the list of permitted and conditional land use allowed in the WVR District, and eliminate those that could undermine the residential character of the Village, while promoting the establishment of home-based businesses.
 - [Page 10-20] Review site design, parking, lighting, setbacks and related standards for development within both the WVR and WVC Districts and create standards that will protect and enhance the scale, pattern and character of development that defines the Village.
 - [Page 10-20] In conjunction with (iii), above (*as noted above*), review WVR density standards for residential uses and determine whether appropriate locations exist to accommodate higher densities and/or smaller lot sizes in a manner that maintains and enhances existing scale, patterns and character of development.
 - [Page 10-20] Add companion wrap-around mixed use district.
2. Is compatible with the proposed future land use and densities of the municipal plan:
 - The proposed amendment is consistent with the proposed future land uses and densities of the municipal plan as noted in Item 1 above.
 3. Carries out, as applicable, any specific proposals for any planned community facilities:
 - The proposed amendment does not carry out any specific proposal for planned community facilities.

We therefore approve the proposed amendments to the Town of Warren Land Use and Development Regulations, amended and adopted on August 24, 2010, and to be warned for Planning Commission public hearing on Tuesday October 11, 2011 at 7:30 PM in the Municipal Building and for subsequent transmittal to the Warren Select Board.

Dated this 22nd, day of September 2011.

By the Warren Planning Commission:

Mike Ketchel, Chair

Craig Klofach, Vice Chair

Jim Sanford

Don LaHaye

Lisa Miserendino

Dan Raddock

Randy Graves