

## PLANNING COMMISSION REPORT 2006

The Planning Commission engaged in the following major activities in 2006 – (1) working on major revisions to the Town's Land Use and Development Regulations, i.e. the zoning regulations, (2) organizing and conducting a Planning Charrette to help develop a Municipal Facilities master plan, and (3) using funds obtained by a grant, working with a local architectural firm to develop several options for necessary improvements to the Town Garage.

After required public hearings and other necessary process, the first amendment to the Warren Land Use and Development Regulations since 2001 was adopted by the Selectboard on January 31, 2006. The purpose of this amendment was to bring Warren's zoning regulations into compliance with recent changes in the Vermont Planning & Development Act (24 V.S.A. Chapter 117), the mandatory provisions of which went into effect on September 1, 2005 and are binding on the Town. These provisions include new statutory limitations on the local regulation of certain uses, such as accessory apartments, mobile home parks and public facilities, and new procedural requirements for the issuance of permits, development review board hearings and decisions, and appeals to Environmental Court. Copies of the revised Warren Land Use and Development Regulations are available at the Town offices or on Warren's web site at <http://www.warrenvt.org/>. Planning Commission meeting agendas and minutes are also available at this site.

In 2006 the Planning Commission was engaged in the initial process of reviewing and drafting revisions to existing zoning district dimensional requirements; district boundaries; densities; development review criteria under subdivision, conditional use, planned unit and planned residential development; flood hazard review; proposals to foster affordable housing; and other matters. This will be a lengthy process, continuing probably through 2007. As part of the process, the Planning Commission will begin to hold, specific public meetings on various topics to discuss proposed draft changes and obtain feedback.

The Planning Charrette was held November 4, 2006, and included over 50 participants. It was an intensive, structured workshop that ran for over 10 hours. The Planning Commission received a wide range of creative solutions, which it is in the process of analyzing and documenting. The plan is to create a report that will be available to the Warren community and will be the basis of one or more community forums. Following this, the Planning Commission will provide specific recommendations to the Selectboard for consideration and implementation. We wish to thank again the many members of the Warren community who volunteered their valuable time and talents for this project.

Laura Crandall moved to Charlotte this past summer and therefore resigned from the Planning Commission. We wish to thank her for her help and creative suggestions during the time of her participation. She was replaced by Nick Morehouse.

The Planning Commission meets at 7:30 p.m. on the second and fourth Monday of the month at the Municipal Building.

### Planning Commission

John Donaldson, Chair  
Mike Ketchel, Vice Chair  
Laura Crandall (resigned)  
Donald La Haye

John Goss  
Nick Morehouse (new member)  
Jim Sanford  
Lisa Miserendino