

## PLANNING COMMISSION REPORT 2008

The Planning Commission engaged in the following activities in 2008 – (1) administrative amendments to the Warren Land Use and Development Regulations, (2) completion of the Brownfields Evaluation at the Town Garage site (3) MPG '08: enhancing Affordable Housing Development through the Land Use and Development Regulations, and (4) other review and modifications to the Warren Land Use and Development Regulations, specially looking at the Warren Village Historic Residential [WVHR] and Warren Village Commercial [WVC] Districts.

The Commission finished and submitted to the Warren Select Board proposed amendments to the Warren land Use and Development Regulations. The purpose of the proposed amendments was to 1) conform the bylaws to the National Flood Insurance Program requirements and 2) make other largely administrative changes to improve the understanding of the bylaws and improve the review process. The Select Board approved the changes and they came effective April 15, 2008.

Work on more substantive changes addressing district dimensional requirements; district boundaries; densities; development review criteria under subdivision, conditional use, planned unit and planned residential development; proposals to foster affordable housing; and other matters continued to be reviewed by the Commission. One of the most intensive areas of discussion centered on the district standards of the Warren Village Historic Residential and Warren Village Commercial Districts which took place over more than ten meetings. In addition the Planning Commission received a Municipal Planning Grant for the 2008/2009 period for the specific purpose of reviewing the Warren Land Use and Development Regulations with the intent of making changes that would facilitate the development of more affordable housing units. The PC sent out an RFP and received four candidates of which SmartGrowth VT was selected as the consultant.

As part of the process both a town-wide survey and a Public Forum were conducted by the Commission. Both activities were designed to gather input from the residents regarding not only the village district standards but standards as they might affect housing affordability. Public meetings on these topics and the proposed draft changes will be held in the coming months to continue the efforts of gathering input. A proposal of changes is expected to be completed and presented to the Select Board in 2009.

The Town applied for a Brownfields assessment of the Town Garage site with the Central Vermont Brownfields Inventory and Assessment Initiative in 2007. That assessment was completed in 2008 giving the Town Garage site a very good report. As there do not appear to be any environmental concerns that could impede the reuse of the property for residential purposes, the Planning Commission and the Town look to find a new home for the Town Garage as the next step.

John Donaldson and his wife moved to Waitsfield and after many years as a leader and respected voice on the Planning Commission John resigned from his position. The members of the Planning Commission wish to thank him for his endless hours of help and leadership during his tenure on the Commission. He will be greatly missed. To fill the vacancy left by John, the Commission enthusiastically added Daniel Raddock to its membership.

Current copies of the Warren Town Plan and the 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.

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

Planning Commission

Mike Ketchel, Chairman  
Jim Sanford, Vice Chairman

Lisa Miserendino  
Don LaHaye

John Goss  
Dan Raddock

Craig Klofach