

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY FEBRUARY 13, 2006**

Members Present: John Donaldson, Jim Sanford, Laura Crandall, Don LaHaye, Lisa Miserendino, and Mike Ketchel

Others Present: Henry Erickson, Miron Malboeuf and Ruth Robbins.

Agenda:

Call meeting to order, 7:30pm

- 1) Town Garage - Henry Erickson, Contractor/Consultant, formerly with Breadloaf Construction
- 2) Warren Land Use Regulations Update – Phase II:
 - i. Sharon Murray, Drafts:
 1. PC Memo #1 Steep Slopes
 2. Draft Edits/Language for Section .4 re Steep Slopes
 - ii. PC Check List beginning with Article 2
- 3) Town Meeting PC Survey's
- 4) Scenic By-Ways proposal
- 5) Other Business:
 - i. Review and Approve Minutes 01/23/06

Mr. Donaldson called the meeting to order at 7:36 pm.

Mr. Erickson was introduced by Mr. Donaldson and asked to share his thoughts on how the Commission might move forward in their plans to address the inadequacies of the Town Garage. Mr. Erickson, who has a background in general contracting, said that the Commission had a good understanding of the needs of the project but that the next step really need to be a Master Plan that provided several options. He said that a Master Plan could have as much or as little detail as we requested but would basically show a layout of types of buildings. Mr. Erickson also noted that it was important to have good budget information from the beginning and that there were professionals that could help with that. The Commission asked if he had suggestions of firms that we could send a RFP to and he offered a couple of names but said he's get back to us with others as well.

Mr. Sanford commented that he felt the Town Garage issue was a bit of a "catch 22". He felt that ideally it should be a long-range plan that yielded a really good solution that lasted a long time (but would be costly) versus just fixing the problems in the least expensive manner that would be short lived. He also stressed that they needed to look at the "life cycle" costs of whatever was done. The Commission also discussed the need to do a Master Plan for all Town facilities in parallel with the Town Garage project. The Commission will brainstorm on ways to approach this at the next meeting. The possibility of having a "charette" with a group of local architects to brainstorm possible options for a Town Master Plan was discussed. This would be useful after the Commission has established a needs assessment with future requirements.

The Commission then discussed the draft of a survey to be handed out on Town Meeting Day. Mr. Ketchel also suggested that they consider putting it on line to help capture even more responses, and if done before Town Meeting Day would give them some feedback to use that day. It was suggested that they consider doing both: online and at Town Meeting. Many

suggestions were made to the survey and Mr. Donaldson said he'd get a new draft out as soon as he could.

Due to the hour, not all items on the agenda were discussed. The minutes of January 23rd were reviewed and signed.

The next scheduled Planning Commission meeting is Monday February 27th at 7:30 pm.

The meeting was adjourned at 9:43 pm.

Respectfully submitted,

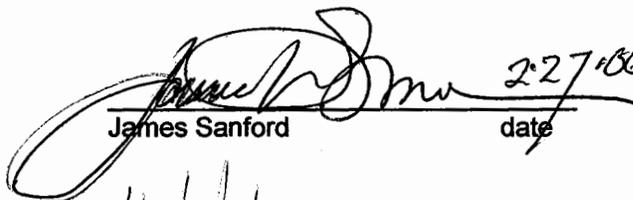
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

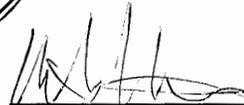
Lisa Miserendino date

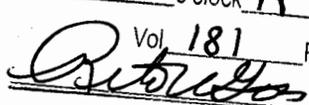
John Donaldson date

John Goss date


James Sanford date 2/27/06


Laura Crandall date 2/27/06


Mike Ketchel date 2/27/06

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