

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JULY 24, 2006**

Members Present: John Donaldson, Jim Sanford, Don LaHaye, Lisa Miserendino, John Goss and Mike Ketchel.

Others Present: Nick Morehouse, Mary Alice Bisbee, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order at 7:30 pm.

1. Review of zoning districts for zoning revisions.
2. Town Facilities Project - Updated Planning sheets, Information from The National Charette Institute (NCI)
3. Review & sign minutes from 7/10/06
4. Other business:

Mr. Donaldson called the meeting to order at 7:32 pm.

The Commission members first spent some time talking with Nick Morehouse who has expressed interest in the vacancy on the Planning Commission. Another individual who has also expressed interest is John Hutton who will speak with the Commission at the next meeting. Mr. Donaldson also requested that the ad be run again to see if there were any others who might be interested.

A brief discussion took place next regarding items of interest to the Planning Commission that had taken place at the last Select Board Meeting: the possible move of the Library to the Town Hall and the Kingsbury Bridge. It seems that the Select Board encouraged the Library to continue working on plans and for the Board to investigate the pros and cons of a replacement truss bridge.

Ms. Miserendino presented information she had gathered on the Post Office for the charette. Though it is not Town owned property, it is an integral part of the overall Town facilities. She had a lengthy conversation with Sue Howard, postmistress, who outlined what improvements had been made (addition in 1985) and plans that never materialized (1998). In addition she expressed frustration with having such a small cramped space to work in and outlined what some of the needs were. Ms. Miserendino was going to check with Architect James Groom who did plans in 1998 to see what other information she could acquire.

The Commission then discussed a rough timeline for the charette. The "target" would be to hold the charette in late October or early November. As such, the background research the members are doing should be done by the end of August, and then get validation and future requirements from the Select Board in September. Time also needs to be spent on the best way to structure the teams.

The rest of the meeting was spent on discussing possible modifications to the Sugarbush Village Residential District (SVR), Vacation Residential District (VR) and the Sugarbush Village Commercial District (SVC). It was determined that the best way to approach these three districts would be to have them on a spread sheet, which the staff said they would do for the next meeting. The Commission also discussed changes to

TOWN OF WARREN
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MINUTES OF MEETING - 7/24/06

the Alpine Village Residential District (AVR) including decreasing the minimum lot size to three quarters of an acre and adding duplexes as a conditional use.

The meeting adjourned at 10:00 pm. The next two Planning Commission meetings are scheduled for August 14th and August 28th at 7:30 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

John Donaldson 8/14/06
John Donaldson date

Jim Sanford 8.14.06
Jim Sanford date

John Goss 8/14/06
John Goss date

Lisa Miserendino 8/14/06
Lisa Miserendino date

Don LaHaye 8/14/06
Don LaHaye date

TOWN OF WARREN, VT
Received for Record 8/15 2006
at 10 o'clock A M and Received in
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Ruth Robbins
TOWN CLERK

Received for Record 8/28 2006

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at 10:45 o'clock A M and Received inVol 184 Page 75+76

**Town of Warren
Planning Commission
Minutes of Meeting
Monday August 14, 2006**

Robertson
TOWN CLERK

Members Present: Jim Sanford, John Donaldson, Lisa Miserendino, John Goss, Don LaHaye and Mike Ketchel.

Others Present: Jason Lisai, Dave Sellers, Scott Baker, Erin Post, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order at 7:30 pm

1. Jason Lisai – Sugarbush Resort, Slide Brook Plans
2. Town Garage Project Sellers & Co
3. Charrette TO DO LIST
4. Review Comparison of Zoning Districts: Sugarbush Village Commercial, Sugarbush Village Residential and Vacation Residential.
5. Review & sign minutes from 7/25/06
6. Other business

Mr. Donaldson called the meeting to order at 7:32 pm.

The first item of business was a discussion with Jason Lisai of Sugarbush Resort for the purpose of getting input from Sugarbush regarding the current Zoning Districts. In addition, the Commission also wanted to be apprised of any plans the resort had specifically for the Slide Brook area. Mr. Lisai stated that the Slide Brook area was under timber management but was being viewed as an area that could be utilized for out recreation assuming they could acquire Act 250 approval. When asked about any development of structures in that area, the reply was for possibly a warming hut type of building. As for the rest of the Resort area, the development emphasis is currently at Lincoln Peak with any future projects vague at this time. It was discussed that the Resort maps would be helpful to the Zoning Department in fine tuning the boundary lines with the maps the department has.

The Commission moved on to a presentation from Sellers & Company who has been working on a plan to improve the Town Garage facility. They discussed a couple of approaches using different building materials and the possibilities of phasing in the improvements over time. The proposed improvements will bring the facility into State compliance as well as provide more adequate working and storage facilities.

The next item on the agenda the proposed Design Charrette "to do" list. The members discussed a target date of Saturday October 21st with a secondary date of November 4th. A couple of the members still have some background information on Town properties to submit and it was suggested that photos of the properties be added as well. Mr. Donaldson had prepared a "to do" list and the members gave input on the first part of that list. They then spent time reviewing the proposed participants list and making suggestions for additions.

The Commission adjourned into an Executive Session for the purpose of considering a candidate for the current vacancy. They came out of Executive session with a recommendation to the

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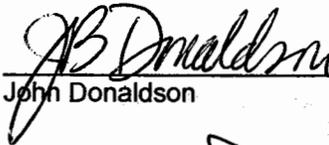
Select Board to appoint Nick Morehouse to fill the vacancy. The vote was five in favor and one in abstention.

The meeting was adjourned at 9:48 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

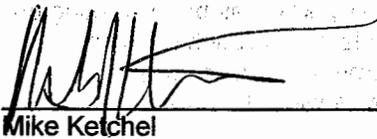
 8/28/06
John Donaldson date

 8/28/06
Jim Sanford date

 8/28/06
John Goss date

 8/28/06
Lisa Miserendino date

 8/28/06
Don LaHaye date

 8/28/06
Mike Ketchel date

**Town of Warren
Planning Commission
Minutes of Meeting
Monday August 28, 2006**

Members Present: Jim Sanford, John Donaldson, Lisa Miserendino, John Goss, Don LaHaye and Mike Ketchel.

Others Present: Margo Wade, Erin Post, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order at 7:30 pm

1. Margo Wade, Warren Conservation Committee, report of their survey
2. Charrette Update
3. Review Comparison of Zoning Districts: Sugarbush Village Commercial, Sugarbush Village Residential and Vacation Residential.
4. Review & sign minutes from 8/14/06
5. Other business

Mr. Donaldson called the meeting to order at 7:32 pm.

Margo Wade of the Conservation Committee was recognized and gave a presentation of the results of the survey the Committee had conducted at the Town Meeting in March. The focus of their survey was to garner input from the community on how they would like to see certain town owned parcels used and managed. The survey also asked some other conservation type questions as well as the question of whether or not the Conservation Committee should become a Conservation Commission therefore making them eligible to apply for state and federal funds and receive technical assistance from the VLCT and CVRPC. Ms. Wade and the Commission members then had a brief discussion about grants that might be applied for in the next cycle.

The Commission next discussed their plans for the design charrette. Staff reported that email invitations had been issued with a "rsvp" of Friday September 8th. So far, eight people had responded with a couple "maybes". The Commission went over items such as the draft of the materials, meeting with the Select Board, where to hold the event, food providers, facilitators and the like. It was determined that the next meeting on September 11th would be a working meeting to go over the plans and materials in more detail.

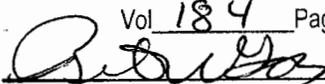
The members then did a recap of their discussion with Jason Lisai of Sugarbush Resorts at the last meeting. The minutes of the last meeting were signed and the meeting was adjourned at 9:33 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

TOWN OF WARREN, VT

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TOWN CLERK

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Planning Commission
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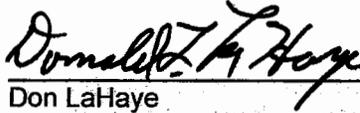
Planning Commission

 9/11/06
John Donaldson date

 9.11.06
Jim Sanford date

 9-11-06
John Goss date

 9/11/06
Lisa Miserendino date

 9/11/06
Don LaHaye date

 9/11/06
Mike Ketchel date

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY SEPTEMBER 11, 2006**

Members Present: John Donaldson, Jim Sanford, Lisa Miserendino, John Goss, Don LaHaye, and Nick Morehouse.

Others Present: Linda Lloyd, Erin Post, Miron Malboeuf and Ruth Robbins

Agenda: Call to order 7:30pm

- 1) Warren Planning Charrette:
 - Problem Statement
 - Requested Output from each team
 - Assumptions & Ground rules
 - Future requirements
 - Key Items from Town Plan
 - Warren Owned Property/ Facilities
- 2) Review Comparison of Zoning Districts: Sugarbush Village Commercial, Sugarbush Village Residential and Vacation Residential.
- 3) Review & sign minutes from 8/28/06

Other business

Mr. Donaldson called the meeting to order at 7:34 pm.

With it being the five-year anniversary of 9/11, Mr. Donaldson asked for a moment of silence. The Commission then welcomed their newest member Nick Morehouse, who is filling the vacancy created by Laura Crandall.

The main order of business was working on the plans for the Design Charrette for the Municipal Facilities. Mr. Donaldson reminded the Commission members that they were on the Select Board agenda this Wednesday to get the Board's input on the requirements the Commission had put together.

It had been suggested that a study of the historical buildings in Warren done by Lyssa Papazian would be something the Commission might want to use with the Charrette. The discussion of the members resulted in the recommendation that Ms. Papazian have a public hearing to present her study sometime before the charrette to get the information out into the public, and then the report would be used as reference at the charrette.

The initial response showed about twenty or so people committing to attend with a few more preferring the November date to the October date. The members divided up the list to do follow-up calls and the staff was reissuing email invites as well to help bolster participation. The Commission discussed the pros and cons of holding the charrette at either the elementary school or at the Town Hall and adjacent buildings. Most of the members seemed to think that unless we got an overwhelming number of attendees,

9/26
10:30

