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**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY APRIL 9, 2007**

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

**Others Present:** Lucy O'Brien, Paul Gilles, Paul Hanke, Kirstin Reilly, David Sellers, Linda Lloyd, Mac Rood, Carol Groom, Jim Groom, Erin Post, Barry Simpson, Erin Russell-Story, Dan Story, Gene Bifano, Tara Hamilton, Bob Messner, Alex Maclay and Ruth Robbins.

**Agenda:** Call to order 7:00 pm.

- 1) Receive Public Comment on the plans for Warren Municipal Facilities
- 2) Review & sign minutes from previous meeting
- 3) Continue review & discussion of Town Garage Report
- 4) Review status of zoning changes and discuss moving forward with the planning
- 5) Other Business

Mr. Ketchel called the meeting to order at 7:03 pm.

The first order of business was to present and receive public comment on the Planning Commission's proposed Municipal Facilities Master Plan that was a result of a Charrette that was held on November 4<sup>th</sup> 2006.

Mr. Donaldson began by briefly explaining the process that brought the Commission to their conclusions. Mr. Sanford then explained the details behind the drawing that depicted an ultimate picture of what the Town Facilities might look like in the future.

The public offered many suggestions and comments that are listed below:

- Allow for vehicular passage under the trees along the front of the cemetery to aid in traffic flow during funerals.
- Is the proposed parking really big enough to handle church parking during services?
- In order to connect the two green spaces, place a tunnel underneath Cemetery Road.
- If Blair property becomes available sooner versus later, consider "skipping" the Library move to the Town Hall.
- Purpose of road in front of Town Hall? Purpose of two separate entrances to municipal complex? [handicapped access and Cemetery Road serves more than just the municipal buildings and cemetery]
- Charrette was a great idea and PC has done a good job distilling the ideas presented.
- Charrette provided the logic behind moving Library to the Town Hall and thus utilize available funding to do renovations.
- Should re-look at using the ground beneath – underground parking that could possibility be used for a disaster shelter and acquire funds from Homeland Security.
- Using existing parking area for green space creates a huge awkwardness for the Church and Fire Department.
- Brooks Field provides a "green" space for various activities/events.

- The green space around the municipal buildings is important for a sense of community that is currently lacking.
- Close the current entrance to Cemetery Road and redirect vehicles by the Town Hall – then that area next to the Fire House could be used for parking.

Mr. Simpson, a member of the Select Board, added that he always tried to keep his eye on the broad picture and that it was also important to keep in mind the budget priorities of the Town. Mr. Ketchel added that the final recommendations of the Planning Commission could be considered guiding principals for the Town versus a plan.

After close to an hour of public comment on the proposed direct for the municipal facilities, the hearing was closed and the Commission moved on to the other agenda items. They reviewed and signed the minutes of March 12<sup>th</sup> and there were no minutes for March 26<sup>th</sup> as that meeting was cancelled at the last minute.

The Commission next took up the issue of the Town Garage project and discussed what needed to be done to finalize their report for the Select Board. Some members expressed concern over the Planning Commission recommending a solution with such a high price. Others noted though that the research had been done and should still be given to the Select Board, also adding that the least expensive solution was not necessarily the best, especially with factoring in operational costs. It was also discussed that though their original premise was to keep the Town Garage in the Village, since the Charrette that did not seem as crucial. A Brownfields evaluation has been requested so that it can be determined if the current site might be used for other purposes. It was suggested that the members re-read the draft report and be ready to offer any specific changes or comments at the next meeting so that the report could be updated and hopefully completed.

Zoning changes was the next topic of discussion and the members all gave their priorities for areas that should be looked at. Several wanted to add provisions that would encourage affordable housing development. Other areas that were mentioned were possible density changes in some districts, encouraging trail and path extension or creations and additional flexibility in the types of allowable PRD types.

For the purpose of acquiring grant monies, the Planning Commission agreed to a letter written in support of the proposed renovations to the Town Hall.

The Select Board has asked that the Planning Commission meet with them on the second Tuesday of every month for the purpose of keeping up-to-date on each other's activities. Chairman Ketchel said that he may often have a conflict with school board meetings and asked for volunteers to be involved and go as well. The next two dates for Select Board Meetings are May 14<sup>th</sup> and May 21<sup>st</sup>. A couple members said they'd get back to the staff as to their availability.

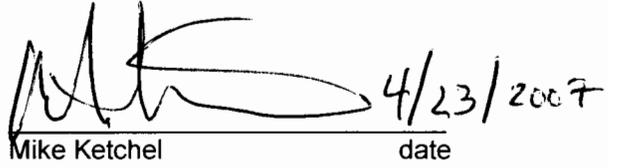
The meeting adjourned at 9:16 pm. The next scheduled meeting is Monday April 23<sup>rd</sup> at 7:30 in the Municipal Building.

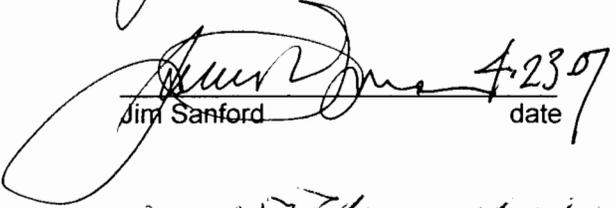
Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

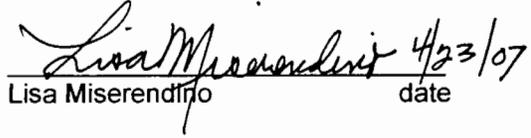
  
John Donaldson 4/23/07  
date

  
Mike Ketchel 4/23/2007  
date

  
Jim Sanford 4.23.07  
date

  
John Goss 4/23/07  
date

  
Don LaHaye 4/23/07  
date

  
Lisa Miserendino 4/23/07  
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Nick Morehouse date

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