

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JUNE 11, 2007

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

TOWN OF WARREN, VT

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Ruth Robbins

TOWN CLERK

1 - Zoning Revision:

Warren PC Memo # 4: Administrative Review.

Warren PC – Memo #1 Steep Slopes

2 - Other business

Mr. Ketchel called the meeting to order at 7:30 pm.

The members signed the minutes of May 14, 2007 and May 28, 2007.

The Commission started on their review of changes to the Land Use and Development Regulations by fine-tuning the changes they had made to the Flood Hazard Regulations. In addition to changes previously made they added a definition of "base flood" [which is also known as the "100-year flood"] and asked staff to substitute clarifying language for the 'flood plain management regulations' mentioned in several places in Article 10, definitions. [Several definitions were expanded to include information regarding flood plain management standards.]

MOTION by Mr. Ketchel that the Commission approves the drafted changes to the Warren Flood Hazard Regulations including the items discussed prior to the motion. **SECOND** by Mr. LaHaye. No further discussion. **VOTE**: all in favor, the motion passed.

The next item of discussion was changes to the proposed addition of Administrative Review to Article 9 Administration & Enforcement. Mr. Donaldson had drafted some language that the members reviewed and made minor changes to. After some discussion it was determined that there was still some minor clarifying changes to be made and the Commission move on to the next topic.

The members did not have any further changes for the draft of Section 6.5 Plat Recording Requirements other than to add that there need to be a "Town of Warren Digital Mapping Policy & Procedures" document that supports and defines the requirements.

MOTION by Mr. Donaldson that the Commission approves the proposed changes to Section 6.5 Plat Recording Requirements. **SECOND** by Mr. Ketchel. No further discussion. **VOTE**: all in favor, the motion passed.

The members decided that the approved proposed changes should get to the DRB members as soon as possible so that they could review and offer any feedback.

The next topic was Section 3.4 Erosion Control & Development on Steep Slopes. They reviewed a memo from the Chairman of the DRB and made sure they had addressed the issues he raised. The Commission made some minor changes, voted on one, [see below] and made comment that they really wanted the DRB to take a long look at the proposed section (D) items (1) through (11).

MOTION by Mr. Donaldson that the Commission approve a change in Section 3.4 (C) (that calls for two-foot contours and make it read five-foot contours instead. **SECOND** by Mr. Sanford. No further discussion. **VOTE:** all in favor, the motion passed.

Mr. Ketchel reminded the members that the PC was scheduled to be at the Select Board meeting the following night and that they should be receiving feedback from the Board on both the Charrette and Town Garage reports. He also stated that he had a conflict and could not attend and wanted to know who could be there. Mr. Sanford, Mr. Donaldson and Mr. Goss all said they could be there.

It was reported that the Phase I Brownfields Assessment of the Town Garage site was in process.

The next Planning Commission meeting is scheduled for Monday June 25th at which time the Commission plans on discussing possible changes to the Land Use Regulations in regard to Affordable Housing. Mr. LaHaye stated that he would be unable to attend the next meeting as he would be out of town.

The meeting adjourned at 9:25 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

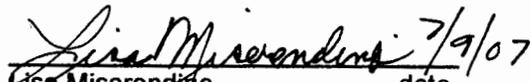
Mike Ketchel date

 7/9/07

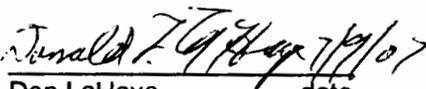
John Donaldson date

 7/9/07

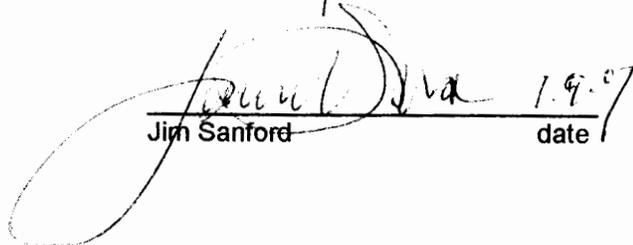
John Goss date

 7/9/07

Lisa Miserendino date

 7/9/07

Don LaHaye date

 7/9/07

Jim Sanford date