

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 28, 2008**

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

Others Present: Peggy Rodriguez, John Matrisy (sp?), Marcella and Raymond Gratton, Sue Carter, Miron Malboeuf and Ruth Robbins.

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

1. Review draft PC report for the Annual Town Report
2. Revised Definitions:
 - i. Building Envelope
 - ii. Digital Plat Filing Standards
3. Review of :
 - a. Revised Revisions to Warren Land Use and Development Regulations & Summary Report
 - b. Transmittal of second amendment of zoning to SB - second version.doc
4. Review of Official Maps: Meadowland Overlay District
5. Review Maps for possible district expansion:
 - i. Warren Village Residential
 - ii. Warren Village Commercial
6. Review proposed additional Design Standard for PRD's
7. Other Business:
 - a. review and sign minutes from January 14, 2008 meeting

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24-25
R. K. Goss

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

The Commission began their meeting with agenda item number 5, a discussion about possible expansion of both the Warren Village Residential and Warren Village Commercial Districts. Mr. Malboeuf gave a brief orientation of where things were on the map and the premise for the establishment of each of the districts. It was discussed that expanding the Warren Village Residential District to include parcels fronting on the south end of Main Street was one suggestion. Another was to include the area across Rte 100 from the Village that is bordered by West Hill Road, Rte 100 and Ellen Lane. Part of the Whitworth farm property was also discussed as being included in this possible expansion. Inclusion of these areas in the Warren Village Residential District would allow for higher density of residential development which is characteristic of village settings.

In the discussion about possibly expanding the Warren Village Commercial District there was concern about the potential loss of residential housing. It was also noted that commercial growth could be fostered while protecting residential spaces with the proper restrictions and conditions. The question was raised as to whether it made more sense to look at any commercial expansion in a "nuclear" way [Main/Brook/Flatiron Road] or a "linear" way [along Main Street]. Concerns were also raised about the lack of parking and increased traffic more commercial activity might bring.

Overall density was another item discussed. Since the Warren Village wastewater system has the potential for additional capacity, the added flows would allow for higher density in the village i.e. more units on a single lot. Caution was expressed as some did not want the character of the village changed by the increase in density. Others felt that maintaining the "status quo" did not allow for reasonable growth and that the village could be more vibrant than it currently is.

The discussion about possible district expansion or increased density is very preliminary and the Planning Commission assured those in attendance that once the PC reaches an initial recommendation, a public meeting or meetings on that subject will be held. The members asked Mr. Malboeuf to draw a "draft" of where the expanded district lines might be located for them to review at the next meeting.

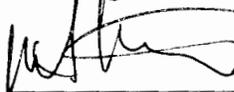
The Commission spent the rest of the meeting reviewing agenda items 1 through 4: the draft of the PC report for the Annual Town Report, and the final edits/corrections to the proposed amendments to the Warren Land Use and Development Regulations along with the summary and memo to the Select Board. The proposed amendments will be given to the Select Board for their review and a follow-up meeting to answer any questions.

The minutes from the previous meeting of January 14th were reviewed and signed. Mr. Sanford and Mr. Klofach were encouraged to draft a suggested additional design standard for a third PRD classification. The next meeting is scheduled for Monday February 11th at 7:30 pm. The Commission adjourned the meeting at 9:24 pm.

Respectfully Submitted,

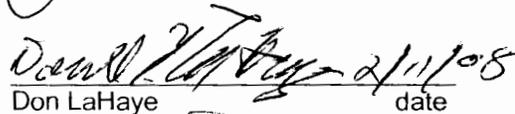
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

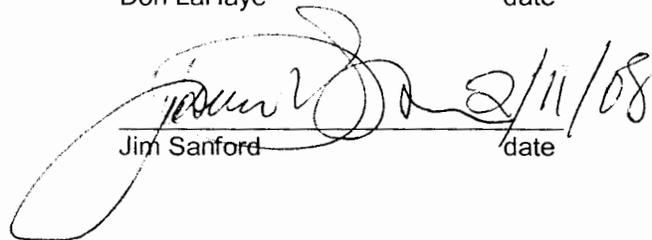

Mike Ketchel 2/11/08
date

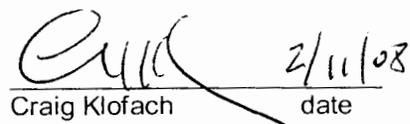

John Donaldson 2/11/08
date


Lisa Miserendino 2/11/08
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Don LaHaye 2/11/08
date


John Goss 2/11/08
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Craig Klofach 2/11/08
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