

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY FEBRUARY 25, 2008**

---

00279

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

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Review Comments from Warren Select Board Meeting of February 12th, 2008
2. RFP for AH Consultant
3. Conservation subdivision( *VERMONT NEIGHBORHOODS* House Bill HS- 863)
4. Continued review maps for possible district expansion: "draft" of where the expanded district lines might be located for them to review at the next meeting.
5. Review proposed Design Standard (Wooded Enclave) for PRD's
6. Other Business:
  - a. review and sign minutes from February 11th, 2008 meeting

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

The first item of business that the Commission went over was the changes/corrections to their proposed amendments to the zoning regulations that were suggested by the Select Board. After going over the handful of items, it was determined that the March 25<sup>th</sup> meeting of the Select Board would be the first and best date to warn for a public hearing. Mr. Malboeuf said he would communicate this to Ms. Jones and make sure the warning was done in time.

The Commission then reviewed and discussed the draft RFP that Mr. Donaldson and Mr. Malboeuf had worked on. The RFP is asking for help on modifying the development regulations in a way that encourages affordable housing development as well as any other vehicles that may foster affordable housing. Some additions and deletions were suggested and each member was asked to do a little research for the next meeting to come up with a name to send the RFP to.

For the member's information, the staff included in their packets information from the VLCT on the House Bill HS-863 that would create a "Vermont Neighborhood" program that attempts to address housing in and around a designated downtown or growth center.

The Commission then continued their conversation about the possible addition of another category of PRD in addition to the existing Crossroads Hamlet and Farmstead Cluster. Mr. Sanford described his vision of what could be called Wooded or Uplands Enclave that would consist of clustered groups of housing in highly wooded settings.

Mr. Ketchel passed out smaller versions of the Warren Village maps for the members to draw their vision of where, if any, expansion of the Warren Village Residential and Warren Village Commercial Districts could be. The members also spent time with maps of the Warren Town Garage site in an attempt to draft a very loose plan of how residential housing might be sited for the purpose of the Brownfields Phase II evaluation.

