

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MARCH 24, 2008**

- Members Present: Lisa Miserendino, Craig Klofach, John Donaldson, John Goss, Jim Sanford and Don LaHaye.
- Others Present: Sue Carter, Butch Hartshorn, Ray and Marcella Gratton, Rudy Elliott, Miron Malboeuf and Ruth Robbins.
- Agenda: Call meeting to order, 7:30 pm
1. RFP Distribution List
 2. Continued review maps and district boundaries. staff amalgamation
 3. Review proposed Design Standard (Wooded Enclave) for PRD's & conservation subdivisions JD update
 4. Status of Warren Village Sewer System Availability For Affordable Housing
 5. Brownfield Phase II, Letter From Clair Rock, CVRPC
 6. Other Business:
 - i. review and sign minutes from March 10th, 2008 meeting

Mr. Sanford called the meeting to order at 7:33 pm.

The members started off the meeting by quickly reviewing the list of names that were sent the RFP for our Affordable Housing study grant. The RFP was sent to twenty names of consultants located in Vermont, New Hampshire, Massachusetts and New York.

The next item up for discussion was the review of two maps which showed potential changes to the boundaries of the Warren Village Residential and the Warren village Commercial Districts. The maps reviewed were a representation of input from the members who had submitted their own suggested boundaries on maps at the last meeting. There were some village residents in attendance at the meeting that expressed particular concern about any expansion of the Warren Village Commercial District. Their primary concerns had to do with traffic, parking and noise (at night). One individual stressed that should the district be expanded that a requirement that calls for at least half of the dwelling space be retained for residential living be part of the plan.

Mr. Donaldson explained that the Commission's reason for exploring the district expansion was to increase the vibrancy of the center of town, make sure it remains a viable village going forward and to facilitate small businesses. He also added that the members were in agreement about preserving residential living in the village. Ms. Miserendino expressed her feeling that they needed to have a clearer and more common understanding of what they wanted to achieve by possibly expanding the district and then they would find it easier to draw the lines. With that being said, it was suggested that for the next meeting the members review the allowed and conditional uses under Tables 2.03 Warren Village Residential and Table 2.10 Warren Village Commercial and come up with suggested revisions.

The Commission members then reviewed a draft of changes to Article 8, Planned Unit & Planned Residential Development, that would include a third type of Rural Hamlet Standards. It was determined that they needed a different drawing as an example of this third type and that for the next meeting they needed to review in more detail the density bonus numbers and their calculations.

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Mr. Malboeuf reviewed with the members the current status of the Village Decentralized Wastewater system and the future potential for more hook-ups. This information was requested by the Commission as it would let them know whether or not additional density was even a possibility, especially if the Town of Warren Garage was relocated and residential housing was put in its place. After taking into account capacity that would need to be put aside for existing homes not on the system now but may want to be in the future, it was figured that should the state grant an updated permit, that 17 to 20 new dwellings could be added to the system.

In discussing the current status of the Brownfields Assessment of the Town Garage site, the Commission felt they needed to bring the Select Board up to date as the next step could lead to some expenditure on cleaning up the site. One member noted that even if the Town Garage was never relocated and residential housing not constructed there, that cleaning up the site was still the "right" thing to do. Staff was asked to make sure the Select Board had a copy of the letter from Ms. Rock regarding the Brownfields status for the meeting the next night.

The Commission signed the minutes of the previous meeting, shared updates from other committees, and adjourned at 9:32 pm. The next meeting of the Planning commission is scheduled for Monday April 14, 2008 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Jim Sanford 4/14/08
Jim Sanford date

John Donaldson 4/14/08
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Lisa Miserendino 4/14/08
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John Goss date

Craig Klofach 4.14.08
Craig Klofach date

Don LaHaye 4/14/08
Don LaHaye date

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