

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY APRIL 14, 2008

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000209

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

Others Present: Alice Cheney, Sue Carter, Dorothy Tod, Miron Malboeuf and Ruth Robbins.

Agenda: Call to order, 7:30 pm.

1. Continued review Warren Village Residential & Warren Village Commercial( John's Draft)
2. Review Density Bonus Calculations & Design Standard for third PRD type
3. Consider RFP Respondents
4. Select Board assignment to Planning Commission to develop recommendations on expanding the septic service area for the town
5. Other Business:
  - a. review and sign minutes from March 24<sup>th</sup>, 2008 meeting

Mr. Ketchel called the meeting to order at 7:28 pm.

The majority of the meeting was centered on a discussion of the permitted and conditional uses in the Warren Village Residential District [WVR] and the Warren Village Commercial District [WVC]. It was expressed at the last meeting that before any proposed new boundaries were drawn, that a review of the allowed activities in the districts was appropriate. The members did a comparison of the conditional uses on Table 2.3 and Table 2.10 discussing each one to see if they still made sense. They considered the possibility of including Cottage Industry (Sec. 4.8) and Educational Facility (Sec. 4.14) in the WVC as well as the current inclusion in the WVR. In discussing Indoor Recreation Facility under the WVC it was suggested that it needed to be better defined. It was suggested that the Commission consider whether Mixed Use (Sec. 4.11) should be considered a "requirement" in certain instances in addition to a Conditional Use. The suggestion was also made during the discussion that there may be a need for a category that falls somewhere in between the description of a Home Occupation (Sec. 4.8) and a Cottage Industry (Sec. 4.8).

Comments from the public in attendance centered on concerns about how any changes in commercial activity, either by changing the WVC District boundaries or expanding commercial activity currently not allowed, would be "huge" and that the Commission should proceed carefully. It was suggested that the use of a professional planner, the Orton Foundation planning tools and conducting a survey of the residents would all be beneficial to the Commission in their decision making process. Mr. Ketchel told the audience that the Town had budgeted for the Orton software but that until they knew they were actually going to be able to use it they didn't want to purchase it and have it become obsolete as software frequently does. The Commission also seemed open to doing a survey of the entire town to gain input as to what if any changes the townspeople might envision for the Village. The members were charged with a "homework" assignment to come up with their own personal list of what changes (in uses) they might suggest for either of the two districts for the next meeting.

Mr. Sanford reported on the Ancient Roads Committee and also that the Steering Committee had named a new Executive Director, Jane Lazorchak, for the MRVPD. Mr. Ketchel and Mr. Klofach volunteered to proof read the approved changes to the Land Use and Development Regulations.

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The Commission received four responses to the RFP and members were given copies to review and were asked to submit to staff by Monday April 21<sup>st</sup> their two picks to come in for an interview.

The Commission adjourned at 9:28 pm. The next scheduled meeting of the Planning Commission is Monday April 28, 2008 at 7:30 pm. Mr. Donaldson noted that he would be unable to attend the April 28<sup>th</sup> meeting.

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

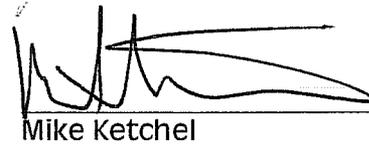
**Planning Commission**

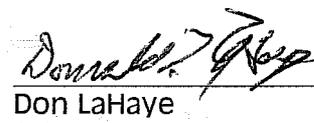
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Jim Sanford                      date

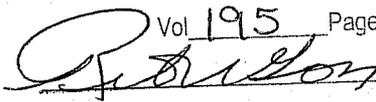
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Lisa Miserendino              date

 4/28/08  
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Craig Kiofach                      date

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John Donaldson                      date

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Mike Ketchel                      date

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Don LaHaye                      date

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