

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY MAY 12, 2008**

---

- Members present: Mike Ketchel, Don LaHaye, Lisa Miserendino, Jim Sanford, Craig Klofach, John Goss and John Donaldson.
- Others present: Alice Cheney, Sue Carter, Andy Paquin, Paul Connor, Miron Malboeuf and Ruth Robbins.
- Agenda: Call meeting to order, 7:30 pm.
1. Interview RFP Respondent, EDP, Paul B. Conner, AICP
  2. Review Members suggestions for changes to WVC & WVR
  3. Status of assignment for Planning Commission to develop recommendations on expanding the septic service area for the town.
  4. Results of proofing WLU&DR approved March 25th, 2008
  5. Other Business:
    - i. review and sign minutes from April 28th, 2008 meeting

Mr. Ketchel called the meeting to order at 7:26 pm.

The first item of business was a presentation from one of the two candidates the Commission has selected to interview for the project of encouraging affordable housing through the Land Use and Development Regulations. The Commission has secured a grant to fund this project and plans on spending the next twelve months on the project. Mr. Connor talked about previous projects that though different, exhibited how his firm could help solve problems. He outlined for the Commission the process they would employ and tools they would use. The members asked a handful of questions and then thanked Mr. Connor for his time.

The Commission then revisited the maps showing potential boundary changes in the Warren village Residential and Warren village Commercial Districts. Individual members shared with the group the rationale they used in placing the boundaries where they did. A consensus was reached on a proposed enlargement of the Warren Village Residential District and the Staff was asked to do a rendering of their proposal for the next meeting.

The discussion on possible enlargement of the Warren Village Commercial District was much more involved. Members shared their reasons for expanding here or there or not at all. One member pointed out that there were several variables that were involved with any change to this district: the actual boundaries, the allowed and conditional uses, the desire to preserve residential housing and the allowable density. Though the commission has discussed at some length about the boundaries and the uses, it was suggested that they spend some time at the next meeting discussing ways to preserve residential housing and what level of density might be appropriate for the Warren Village Commercial District.

The Planning Commission reviewed and signed the minutes of the previous meeting. Mr. Sanford reported that the Steering Committee had made another offer to an individual for the position of Executive Director of the MRVPD. He also reported that the Ancient Roads Committee was recommending to the Select Board that the monies for the Ancient Roads project

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING - 5/12/08

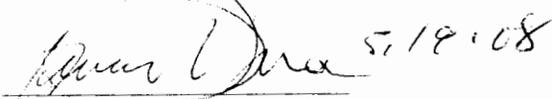
be used to "nail down" all the existing Town roads instead of researching any "ancient" roads. The Commission also talked about doing a site visit to the Aldenborgh/Roe parcel at their June 9<sup>th</sup> meeting. That site visit would be at 6:30 with the regular meeting at the usual 7:30 pm time. The Staff thanked Mr. Klofach for his time in proof-reading the Land Use and Development Regulations.

The meeting was adjourned at 9:33 pm. The next meeting of the Planning Commission is scheduled for Monday May 19<sup>th</sup>, one week earlier than usual due to the Memorial Day holiday.

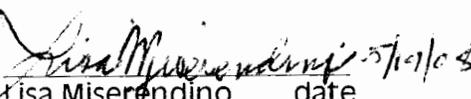
Respectfully Submitted,

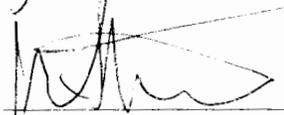
Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

  
Jim Sanford date 5/18/08

  
John Donaldson date

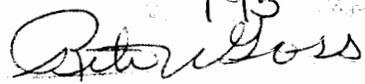
  
Lisa Miserendino date 5/19/08

  
Mike Ketchel date 5/19/08

  
Craig Klofach date 5/19/2008

  
Don LaHaye date 5/19/08

\_\_\_\_\_  
John Goss date

TOWN OF WARREN, VT  
Received by \_\_\_\_\_ 5/20/2008  
at 10:20 A.M. and Received in  
Room 195 Page 314-315  
  
TOWN CLERK