

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MAY 19, 2008**

000687

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

Others Present: Noelle MacKay, Mike Miller, Sue Carter, Alice Cheney, Alex Maclay, Miron Malboeuf and Ruth Robbins.

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

- 1) Interview RFP Respondent, Smart Growth Vermont
Noelle MacKay, Executive Director & Mike Miller, Senior Land Use Planner
- 2) WVC review
 - Densities
 - Preserving Residential Housing
- 3) Discussion of interviews with RFP respondents
- 4) Other Business:
 - a) review and sign minutes from the May 12th, 2008 meeting

Meeting Adjournment

Mr. Ketchel called the meeting to order at 7:40 pm.

The Commission opened their meeting by listening to a presentation from the second of the two respondents to the RFP for a study of how to enhance the zoning regulations to promote affordable housing. Ms. MacKay and Mr. Miller of Smart Growth Vermont gave an overview of how Smart Growth was different from many other planning companies as they were a non-profit organization. They spoke about the type of projects they had been involved with and how they would approach the task that the Planning Commission has asked for. The members asked some questions and a brief general discussion took place about some of the issues surrounding affordable housing initiatives.

Next on the agenda was a brief review of the proposed expansion of the Warren Village Historic Residential District boundaries. Staff had taken the members input and drawn proposed boundaries on a large map so the members could clearly see what they had suggested. One minor change was proposed and then they moved on to the continuing discussion of the Warren Village Commercial District.

At the last meeting it was decided that they would spend some time discussing ways to preserve residential housing in the village and what if any density changes might be appropriate. Mr. Donaldson drafted a suggested "restrictions on Conditional Use" for discussion purposes. It called for a percentage of any residential structure seeking a Conditional use permit for specified purposes to retain no less than 50% of its usable floor space for residential living. Ms. Miserendino did not want to curtail discussion, but felt the Commission might want to consider holding off until they had more input (from say a survey) from town residents as to what they'd like to see for the future of the village. A couple of members of the public stressed that once the commercial district was enlarged, there would be no going back and were very much against any changes. Mr. Ketchel suggested that for the next meeting the members put together their ideas of the best ways to gather input and what questions they would want to pose.

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TOWN OF WARREN
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MOTION by Mr. Ketchel to move into executive session for the purposes of discussing the two candidates they interviewed for the affordable housing project. SECOND by Mr. Donaldson. VOTE: all in favor, the motion passed. [9:18 pm]

MOTION by Mr. Donaldson to come out of executive session. SECOND by Mr. Ketchel. VOTE: all in favor, the motion passed. [9:37]

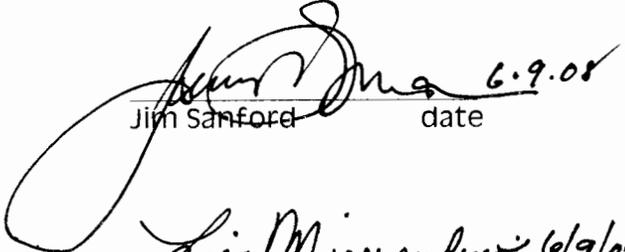
The Commission, after discussion in executive session, decided to award the contract for the affordable study to Smart Growth Vermont. Staff will inform the two candidates of the Commission's decision.

The Planning Commission reviewed and signed the minutes of May 12th and then adjourned at 9:52 pm. The next meeting is scheduled for Monday June 9th at 7:30 pm. Prior to that meeting, at 6:30 pm, the Commission will be conducting a site visit at the Aldenborgh / Roe property.

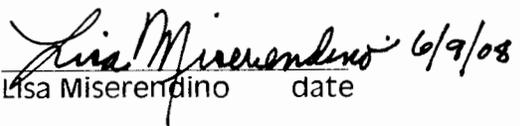
Respectfully Submitted,

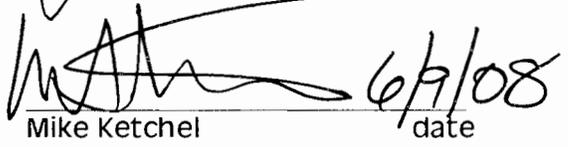
Ruth V. Robbins
DRB/PC Assistant

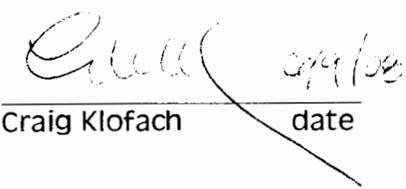
Planning Commission


Jim Sanford date 6.9.08

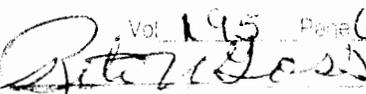

John Donaldson date 6/9/08


Lisa Miserendino date 6/9/08


Mike Ketchel date 6/9/08


Craig Klofach date 6/9/08


Don LaHaye date 6/9/08

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