

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY AUGUST 25, 2008

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

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:30 pm.

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

The first item of business was the review and signing of the minutes from July 28th and August 11th. The next item was the review of changes to the cover letter and survey that the Commission has been working on. Most of the discussion centered on the question at hand – “Should Warren village change?” Some thought it was too one-sided and after some bouncing around of ideas, the Commission came up with “Warren Village 2020?” Some editing also was done to the history paragraph as well as a couple of typos were pointed out on the second page. The survey itself was left as is except for one addition. At the next meeting the Commission will firm up which online survey tool will be offered and Mr. Malboeuf will have a status on the voters/landowners lists with an approximate count for mailing.

The Commission next spent time on reviewing the revised matrix prepared by SmartGrowth VT that outlined the recommendations and priorities for updating the land use regulations to better foster development of affordable housing. Some of the topics discussed were whether or not PUD and PRD procedures should be combined and streamlined, expanding density bonuses for affordable housing in the PUD provision to other districts, reducing the minimum lot size in Warren village districts while increasing minimum lot size in the Rural Residential district, allowing adaptive reuse of historic structures and establishing affordable housing /affordable housing development as a specific use within the bylaws.

Mr. Malboeuf reported that the Brownfields assessment at the Town Garage was moving forward with test holes being drilled. He also shared the tour he conducted with Ms. MacKay of SmartGrowth which covered the Village, Sugarbush at Lincoln Peak, the Wheeler Brook site and the four corners by the East Warren school house.

Motion was made by Mr. Ketchel to go into executive session for the purpose of discussing a potential candidate for the vacancy on the Commission. Mr. Malboeuf and Ms. Robbins were invited to join the session which was seconded by Mr. Klofach. The vote was unanimous and the session lasted about seven minutes. The Commission then discussed other ways to reach out and find possible candidates as they felt there were other individuals that had yet to be tapped.

Mr. Sanford gave a report from the MRVPD Steering Command informed the members that David Dion had retired from the Steering committee and that Jim Halavanich (sp?) had taken his place. He also related that Sugarbush shared their Gate House expansion plans and that they (Sugarbush) were making comments about possibly wanting to discontinue their membership in MRVPD as they didn't feel they were getting their monies worth.

The next meeting of the Planning Commission is scheduled for Monday September 8th at which SmartGrowth will be attending. The Commission is also scheduled to check in with the Select Board on the following evening, Sept. 9th.

The meeting was adjourned at 9:42 pm.

Respectfully Submitted,

