

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 12, 2009

000569

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

Others Present: Barry Simpson, Sue Carter, Alice Cheney, Noelle MacKay, Miron Malboeuf and Ruth Robbins.

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

1. Barry Simpson, Public Works Director & Burt Bauchner, Warren Select Board (Chair); Austin/Coates Town Parcel
2. Smart Growth Vermont – Decision on direction of proposed ordinance changes.
3. Review & sign minutes from December 8th, 2008
4. Other business
 Appoint alternate for CVRPC.

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

Mr. Simpson, the Town's Director of Public Works, had met with the Commission in December regarding the possible relocation of the Town Garage facility and was back before the Commission with an update. Along with a couple of handouts, Mr. Simpson shared with the members the feedback he had gotten from the surrounding neighbors of the Town's gravel pit parcel, also know as the Austin/Coates parcel. Mr. Simpson stated that they all in general supported the concept but did express some concern about possible noise. One of the primary abutting land owners, Mary Gow, did not have a lengthy conversation with Mr. Simpson as she was busy, but said she would be open to listening to a detailed proposal once one had been put together. Mr. Simpson also told the Commission that he was planning on meeting with the Conservation Commission and that the Select Board was very aware of all that has been discussed. In fact, the Select Board was in the process of preparing a RFP for engineering work that would be required at the new location and would also be required for an Act 250 permit. At this point however, no monies have been earmarked in the budget. Mr. Simpson added that he thought that any renovations to the Municipal building would probably come before any work was done in the relocation effort of the Town Garage.

The members reviewed, approved and signed the minutes from December 8, 2008 with a motion by Mr. Klofach that was seconded by Mr. LaHaye and unanimously voted in the affirmative. With the resignation of Mr. Donaldson, there was a vacancy created for the Alternate's position to the CVRPC. Mr. Klofach volunteered to fill that position and will be Mr. LaHaye's alternate representative to that commission. In other updates, Mr. Sanford said he had nothing new from the Steering Committee but that they were meeting this Thursday. Mr. LaHaye shared that the CVRPC was hit with a budget reduction and that they approved the revised Fayston Town Plan. One of the members also said that Mr. Sellers had asked to have an audience with the PC in regards to the long term plans of the Library. It was also noted that Municipal Planning grants were "frozen" until the State could finalize the upcoming budget.

Ms. MacKay told the Commission that they were underway on drafting language for those areas of the regulations they had requested. What she needed to know was which direction the members wanted to take on changes to Warren Village that would aid in fostering affordable housing – greater density allowed through the regulations, or the application to creating a Vermont Neighborhood with a Village Center Designation through the State. The latter program

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING - 1/12/09

would provide permit fee reductions and a streamlined permitting process, require a minimum of four units per acre and the designated neighbor must be connected to the village and is limited in overall geographic size. The PC said they felt they could go in both directions, but asked Ms. MacKay to move forward on the Vermont Neighborhoods program first with a motion to do so made by Mr. Ketchel, seconded by Mr. Sanford and unanimously approved.

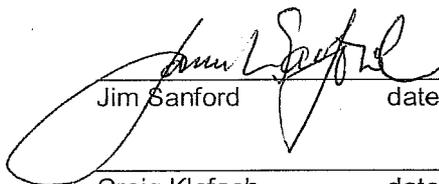
Mr. Ketchel said he would put together a list of the unresolved items of zoning that the Commission needed to address for the next meeting. Ms. Cheney reminded the members of her concern about setbacks and how they were defined, strongly urging them to expand the setback regulations to include underground disruption, especially as it relates to the roots of mature trees.

The next scheduled meeting of the Planning Commission is for Monday January 26th at 7:30 pm. Both Mr. Klofach and Mr. Malboeuf indicated that they would not be available for that meeting. Mr. Ketchel adjourned the meeting at 9:13 pm.

Respectfully Submitted,

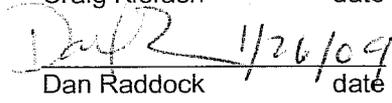
Ruth V. Robbins
DRB/PC Assistant

Planning Commission

 1.26.09

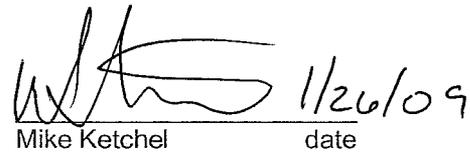
Jim Sanford date

Craig Klofach date

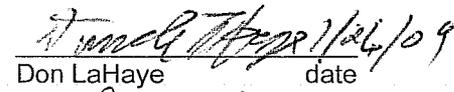
 1/26/09

Dan Raddock date

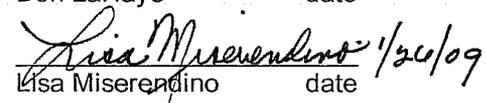
John Goss date

 1/26/09

Mike Ketchel date

 1/26/09

Don LaHaye date

 1/26/09

Lisa Miserendino date

TOWN OF WARREN, VT

Received for Record 1/27 20 09

at 10 o'clock A M and Received in

Vol 198 Page 569-570



TOWN CLERK