

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY JANUARY 26, 2009**

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229000  
**000747**

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

Others Present: Ruth Robbins.

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

1. Zoning District Maps
2. Review & sign minutes from January 12th, 2009
3. Other business

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

The Commission reviewed and signed the minutes of January 12, 2009 with a motion to accept posed by Mr. Ketchel, seconded by Ms. Miserendino and unanimously approved by voice vote.

Mr. Ketchel then presented a map he had prepared that showed Warren Village with both the Warren Village Historic Residential and Warren Village Commercial Districts outlined. He also had gone through the WVHR District and color-coded the parcels based on parcel size: green indicated parcels if less than ½ acre, yellow was greater than 1 acre and pink was for parcels of between ½ acre and 1 acre in size. The total number of parcels was 100 with 50 being greater than 1 acre, 40 less than a ½ acre and 10 falling into the ½ to 1 acre category.

Mr. Ketchel then proposed that there were three questions he'd like to see the Commission try to answer: 1) should they change the boundaries of the WVHR District?, 2) should they change the boundaries of the WVC District?, and 3) should they change the minimum lot size for the WVHR District? The Commission started with question #3 and the discussion centered on what they wanted to see with a reduced lot size and what size would yield those results. Would a half acre be enough? Would a quarter acre be too small? How do we maintain green space? A motion was made by Ms. Miserendino to set the minimum lot size for the WVHR District at ½ acre, her motion was seconded by Mr. Sanford and discussion ensued. During discussion a motion to amend Ms. Miserendino's motion was made by Mr. Raddock to change the minimum lot size to 1/3 of an acre and that was seconded by Mr. LaHaye. During discussion Mr. Ketchel noted that if we don't provide the opportunity for change we won't see what creative solutions will come of it. A vote was taken on the amendment to the motion with it passing four yeas to one nay. A final vote was then taken on the amended motion and it passed four yeas to one nay.

The Commission then discussed what changes they may want to make to the boundaries of the WVHR District. They had discussed this at length some time ago and had pretty much reached a consensus but wanted to fine tune and make official their decision. In reviewing the map they looked at enlarging the WVHR District to include additional area at the southern end of the Village along Main Street, the entire parcel that contains the Town Cemetery, and an area across Route 100 between West Hill Road, Rte 100 and Ellen Lane. The latter was included as it has a similar character as that of the village and is partially included on the municipal wastewater system. A motion made by Mr. Sanford to accept the newly designated boundaries for the WVHR District that was seconded by Mr. LaHaye and voted on unanimously in the affirmative.

The members briefly discussed possible changes to the WVC District boundaries with the main concern being some sort of mechanism to help retain residential space. One suggestion was to leave the WVC District as is, and add a small adjacent area that would allow and encourage mixed use – both business activity and residential living space – the Warren Village Mixed Use

District? Since two of the commission members were absent, the members in attendance decided to put off any sort of decision until all members were present.

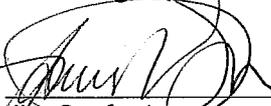
In other business it was reported that due to State budget cuts, Warren was not awarded their Municipal Planning Grant request as the State has cut back on the funds available. Mr. Sanford reported on the Steering Committee meeting of the MRVPD. He shared his view of the presentation by Sugarbush Resort on their proposed new development saying that he was very concerned about the lack of connectivity that would exist with the building of Phase 1C. He continued to say that the back side of 1C facing Sugarbush Village had no more than a service door, and that Mr. Lisai told him that the path indicated on the site plan showing a connection to the Village, would not be plowed in the winter. Mr. Sanford pointed out to the Commission members that anyone wanting to go to Timbers for dinner that lived say at Mountainside, would have to drive their car - and that the reverse was also true for anyone at Clay Brook who might want to go to Chez Henri. Mr. Sanford also expressed concern about the height of 1C as he thought the renderings were not adequately showing just how tall and imposing it would be in relationship to the surrounding buildings.

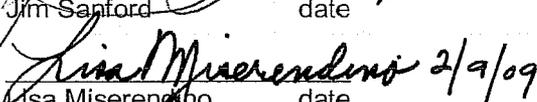
Mr. Ketchel adjourned the meeting at 9:27 pm. The next meeting of the Warren Planning Commission is scheduled for Monday February 9, 2009 at 7:30 pm.

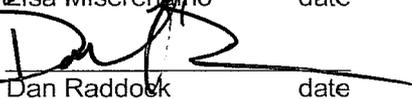
Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

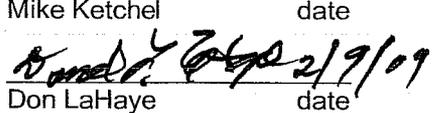
Planning Commission

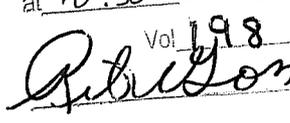
 2.9.09  
Jim Sanford date

 2/9/09  
Lisa Miserendino date

  
Dan Raddock date

 2/9/09  
Mike Ketchel date

 2/9/09  
Don LaHaye date

TOWN OF WARREN, VT  
 Received for Record 2/10 2009  
 at 10:30 o'clock A M and Received in  
 Vol 198 Page 747-748  
  
 TOWN CLERK