

000475

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
TUESDAY MARCH 17, 2009**

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

Others Present: Sue Carter, Noelle MacKay, Raymond and Marcella Gratton, Alice Cheney, Dorothy Tod, John Williams, Cindy Carr, Dino Valadakis, Ron Zschaler, David Blythe, Miron Malboeuf and Ruth Robbins.

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

1. Smart Growth Vermont – Noelle McKay
 - Village Center Designation
 - Draft Village Center Map
 - Guidelines for the Village Center Program
 - Draft Zoning bylaw changes
 - Articles 4 & 8
 - Discussion of Article 2 proposed changes
 - Table of Permitted and Conditional Use in each of the zoning districts.
2. Summit Ventures NE, LLC, Regarding PC Letter dated March 2nd, 2009
3. Updated Draft of Warren Village Mixed Use District: Permitted Uses, Conditional Uses and District Standards
4. RFP for design of permanent home - Warren Library
5. Review & sign minutes from February 23rd, 2009
6. Other business:
 - Election of officers for the coming year

Mr. Ketchel called the meeting to order at 7:38 pm.

Ms. MacKay of SmartGrowth reviewed the proposed map for the Village Center Designation taking note of corrections and added information supplied by the Commission members. Her plan is to have the completed package ready for the Select Board to "ok" at their March 24th meeting, and then get it submitted to the State by April 1st. The State in turn will issue their decision by the end of April. Ms. MacKay asked for pictures of several landmarks in the Village and Mr. Klofach agreed to supply some. The second item on Ms. McKay's list of things to go over was some draft language SmartGrowth had prepared. Sections that were modified and reviewed were: Sec. 4.1 Accessory Dwelling, Section 4.3 Affordable Housing (new), Section 4.7 Group and Residential Care Homes, Section 4.11 Mixed Uses and some definitions added to Article 10. There was also some proposed language changes for Article 8 regarding PUDs. Ms. McKay asked if the Commission would please put in writing the changes/corrections they would like to see by the next meeting.

TOWN OF WARREN, VT
Received for Record 3/24 2009
at 11:20 o'clock A M and Received in
Vol. 199 Page 475-476
Peter G. [Signature]
TOWN CLERK

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
TUESDAY MARCH 17, 2009

The Planning Commission had submitted a letter to the State for its Act 250 review expressing the Commission's concern about Sugarbush's latest development plan and whether or not it conforms with the Town Plan and the Land Use and Development Regulations regarding the proposed development's connectivity to Sugarbush Village. In response, Mr. Lisai and Ms. Wade of Sugarbush Resort came to the Planning Commission to update them on the plans since they may not have been aware of changes that had been made. One Commission member said that they were moving in the right direction but not quite there yet and a couple of adjoiners in attendance also stated that they felt there should be more connectivity than was currently indicated.

Mr. Ketchel and Mr. Raddock put together a draft of what the permitted uses, conditional uses and district standards might be under the newly proposed Warren Village Mixed Use District. As the meeting was running late, the members did not discuss the draft in detail and decided to go over it in more depth at the next meeting. Members of the village that were in attendance did voice concern over some of the changes as they were encouraging business activity which they were not in favor of.

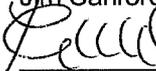
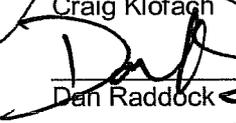
The Commission agreed with a motion by Mr. Klofach and a second from Mr. Raddock, to re-elect Mr. Ketchel as Chairman, Mr. Sanford as Vice Chairman and Ms. Robbins as Secretary for the coming year. The vote was unanimously in favor. Mr. Ketchel briefly went over the topics for the next meeting: written corrections/changes for Ms. McKay on the bylaws; draft RFP for a future/permanent solution for the town library; discussion on proposed district standards for a Mixed Use district and a review of the proposed Municipal Building reconfiguration by the DPW.

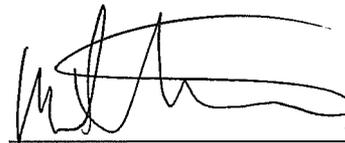
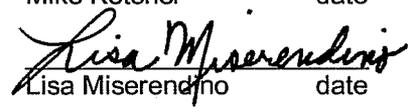
The meeting was adjourned at 10:01 pm. The next meeting of the Planning Commission is scheduled for Monday March 23, 2009 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

	3/23/09
Jim Sanford	date
	3/23/09
Craig Klofach	date
	3/23/09
Dan Raddock	date

	3/23/09
Mike Ketchel	date
	3/23/09
Lisa Miserendino	date