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TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY SEPTEMBER 14, 2009

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

TOWN OF WARREN, VT

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at 3:45 o'clock: P M and Received in

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*John Goss*

TOWN CLERK

1. WVHR District (Item #4 – PC bylaw update schedule)

a. Waste Water System presentation by John and Mike –

b. Allowed Uses WVHR / WVC, Lisa & Dan

2. Other business:

a. Review & sign minutes from August 24th, 2009

Mr. Ketchel called the meeting to order at 7:44 pm.

Ms. Miserendino and Mr. Raddock led a discussion about possible changes/additions to the Permitted and Conditional Uses in the Warren Village Historic Residential (WVHR), Warren Village Commercial (WVC) and a proposed Warren Village Mixed Use (WVMU) Districts. The first item brought up was that elderly housing was listed in the definitions, but not as a use and should it be added and in which districts. After some discussion there was a consensus among the members to propose adding Elderly Housing as a Conditional Use to the following districts: RR, VR, GF, ARC, SVR, WVHR, WVCD and the proposed WVMU.

The discussion next turned to the topic of General Services as a Conditional Use and if it should be allowed in the WVHR District. One member wanted to make sure that the guy with the pick-up truck and a plow, lawn mower, who was operating his own small business could do so. They can as a Home Occupation, but once the equipment and the employee situation changes/increases, it becomes a Cottage Industry of a type that may or may not be appropriate for the WVHR District. One suggestion was made that maybe the standards under Home Occupation should be modified to allow up to two non-resident employees.

The members also discussed the possible addition of a new use initially called "Group Instruction" to allow someone to have a home occupation that involves giving lessons in physical exercise, art, crafts, science or music. Private Clubs were discussed and it was determined that it would not be a good fit for the proposed WVMU District and that it should be deleted from the Bobbin Mill commercial District. PUDs, [Planned Unit Developments] would be added to both the WVHR and WVMU districts. An Educational Facility, which is currently allowed in the WVHR District due to the Elementary School, was also considered to be included in the WVMU District.

A review of the proposed WVMU District is to be on the agenda for the next meeting (9/28/09). A motion made, seconded and unanimously passed to authorize the Zoning Administrator to approach the CVRPC for help on the parcel inventory project and spend up to five hours time if CDM is unable to provide the information requested in a timely fashion.

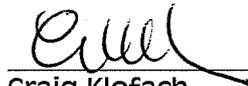
The meeting was adjourned at 9:26 pm. The next scheduled meeting of the PC is on Monday September 28, 2009 at 7:30 pm.

Respectfully Submitted,

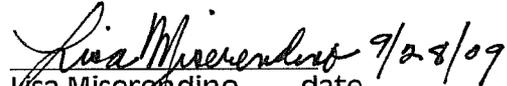
Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

 9/28/09  
Mike Ketchel date

 9.28.09  
Craig Klofach date

\_\_\_\_\_  
John Goss date

 9/28/09  
Lisa Miserendino date

\_\_\_\_\_  
Dan Raddock date