

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

00035500

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Flood Hazard Regulations final review of the Flood Hazard modifications
2. Zoning Revisions – proposed Zoning Regulation changes - Wrap-up
3. Determine bylaw revisions for administrative approval
4. Town Plan :
 - a. Proposed Timeline for re-adoption
 - b. Select chapters to be updated
5. Other business:

- a. Minutes 11/23/09

Mr. Ketchel called the meeting to order at 7:36 pm.

The Commission first discussed what was needed to wrap up the proposed zoning changes. They broke the changes up into three groups: 1) Telecommunications, 2) Flood Hazard Regulations and 3) all other. Any new definitions (Article 10) will be included in the appropriate group. Summaries for each group that explains what the changes are and why the PC is proposing them will be drafted by the staff for the PC to review by the January 25th meeting.

Mr. Raddock led the discussion on the draft of changes/updates on the Flood Hazard Regulations. These changes will affect Articles 2, 5 and 9. Ned Swanberg, the Flood Hazard Map Modernization Coordinator for the VT Dept. of Environmental Conservation, provided the towns with suggested language that Mr. Raddock then reviewed and incorporated where applicable to our existing regulations. The members spent some time discussing some of the changes and then with a motion by Mr. Ketchel, seconded by Mr. Sanford, they voted unanimously to accept the changes pending approval by Mr. Swanberg at the state.

The Commission then discussed the approach for the required review of the Town Plan. Mr. Malboeuf had put together two timelines, Plan A and Plan B, the later running right up to the deadline and the former a bit more aggressive and ending prior to the deadline by a couple of weeks. The Commission decided unanimously to go with Plan B, using all of the time allotted to them. The first area of discussion on the Town Plan will be that of reviewing the Housing Goals as set by the Regional Planning District. This will impact Chapter 6. Chapter 10 will also be looked at during the next meeting as well.

Mr. Malboeuf reviewed the proposed budget for 2010 that he was taking to the Select Board the following night. The members of the PC asked some questions and offered their suggestions of where changes might be made if necessary and other areas that were should be kept as is. The members reviewed and signed the minutes from the previous meeting. There were no committee reports. The Planning Commission meets on the second and fourth Monday at 7:30 pm of every month unless posted otherwise. The January meetings will be held on Monday January 11th and 25th.

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Town of Warren
Planning Commission
Minutes of Meeting - 12/14/09

Mr. Ketchel adjourned the meeting at 8:52 pm.

Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant

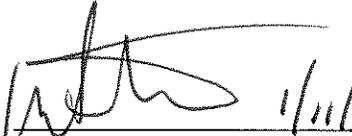
Planning Commission


Jim Sanford date

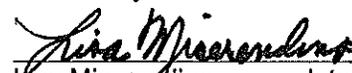

Craig Klofach date


Dan Raddock date

John Goss date


Mike Ketchel date


Don LaHaye date


Lisa Miserendino date