

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY AUGUST 23, 2010

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Members Present: Craig Klofach, Lisa Miserendino, Don LaHaye, and Dan Raddock (arr: 8:05 pm).

Others Present: Damon Reed, Caitrin Noel, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Town Plan Review, Chapter 10, Land Use
2. Town Plan Review, Appendix - Housing Distribution Plan
3. Town Plan Review, Updated Photos
4. Other business

At 7:50 the meeting was called to order with it noted that it would be a working session since there was not a quorum of the members. Two members of the Conservation Commission were in attendance and they were asked to take part in the working session as the topic of discussion was Chapter 10 of the Town Plan which deals with Land Use.

Mr. Klofach explained the updates that have been made and the items that were used from the Conservation Commission's suggestions and those that were not yet included. He explained that the PC was making primarily statistical changes and including the required Regional Planning housing goals that each town needs to incorporate into their Town Plans. He also said that the PC wanted to be careful of changes that might have implications for unintended changes in the zoning regulations.

[Mr. Raddock arrived at 8:05 pm which created a quorum of members. However the members continued with a working session. ]

The PC and CC discussed definition of terms – the difference between significant and critical habitat; what was core habitat was and its significance; and wildlife corridors. The concept of forest fragmentation was also discussed. It was also noted that additional research needed to be done by more ground-proofing of the designated areas on Arrowwood Environmental's maps done in 2008. The PC and CC also agreed that it would be helpful to have maps that showed areas of wildlife habitat along with zoning district boundaries and more detail regarding what is currently happening in and near habitat areas. This would help prioritize goals and prevent possible conflicts between stated goals in the plan.

Mr. Klofach said that he would re-look at Chapter three to make sure it was consistent with the changes proposed in Chapter 10 and that the PC would review them at the next meeting.

The PC then spent some time discussing the housing distribution plan to be included in the Town Plan updates. There are three possible housing growth areas: Sugarbush, Warren Village and Alpine Village; all areas where there is already some density and the possibility for more. Someone asked about housing affordability and Mr. Malboeuf noted that the RPC sets housing goals irrespective of affordability -- just number of units.

The minutes were reviewed and signed and the meeting adjourned at 9:45 pm. The next scheduled meeting of the Planning commission is Monday September 13, 2010.

Respectfully Submitted,

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Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

Dan Raddock 9/27/10  
Dan Raddock date  
Craig Klofach 9.27.10  
Craig Klofach date

Lisa Miserendino 9/27/10  
Lisa Miserendino date

Don LaHaye date

TOWN OF WARREN, VT

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