

000666

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 10, 2011

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

Others Present: Damon Reed, David Sellers, Virginia Roth, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:00 pm.

- 1) **Planning Commission Public Hearing For Readopting The Warren Town Plan And Updates:**
 - a) **Commission to receive public comment regarding the proposed Warren Town Plan and updates**
- 2) Planning Commission to review public comment and discuss any technical corrections to the public draft.
- 3) Commission to approve draft with corrections and vote the following:
 - a) The planning commission shall submit the proposed plan/amendment/pepeal with any revisions (unless the proposal is petitioned) following public hearing, and written reports, to the legislative body of the municipality.
 - b) Simultaneously, the planning commission shall file with the clerk of the municipality a copy of the proposed plan/amendment/pepeal and written reports as submitted to the legislative body, for public review.
- 4) Review & sign minutes from December 13th, 2010
- 5) Other business

Mr. Ketchel called the meeting to order at 7:35 pm.

The first order of business was to receive comment from the public regarding the proposed updates to the Warren Town Plan. Mr. Sellers made comment that he felt the East Warren four corners area had been overlooked as to its potential as a "village center" and that it should be mentioned as such in the Town Plan in order for that to be considered going forward. He continued to suggest that with the Meadowland Overlay District being a part of that area, revitalizing the farmland would be a positive and welcome activity and that needed housing for those working the farmland could be provided with an approach such as a Crossroads Hamlet PRD. Mr. Ketchel said that the PC would look into how East Warren has been treated in previous town plans as one member thought they had language in one of the Town Plans that talked about that area of town being utilized in that fashion. Mrs. Roth asked about Warren Village and if increasing the development of residential housing by decreasing the minimum lot size would be addressed. She was told that the Town Plan talks about the importance of the residential aspect of the village and the consideration of a new district that would allow additional business activity with a residential component. The Planning Commission has also agreed to propose a change in the Land Use Regulations that would decrease the minimum lot size in the village.

At the conclusion of any and all comments, a MOTION was made by Mr. Klofach that the Planning Commission forward to the Warren Select Board the revised and updated Town Plan with the inclusion of the new Housing Distribution map and the Warren Village Designation Map along with all previous maps and a corrected Addendum A.3 Survey 2020 information for their review, public hearing and re-adoption. The motion was SECONDED by Mr. Raddock. All members VOTED in favor and the motion passed.

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JANUARY 10, 2011

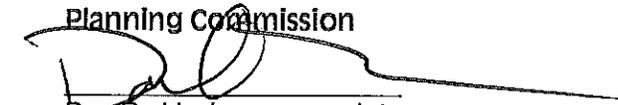
The PC members reviewed and signed the minutes from the previous meeting of December 13, 2010. They then discussed the agenda for the next meeting to include the following: a working meeting on any open items for revision/inclusion in the Zoning Regulations, response to the Select Board regarding the short and long term recommendations for the Ruby Blair House, future of the Town Garage and possible survey questions for a Town Meeting Day PC survey.

Mr. Ketchel adjourned the meeting at 8:38 pm. The next scheduled meeting of the PC is for Monday January 24th at 7:30 pm.

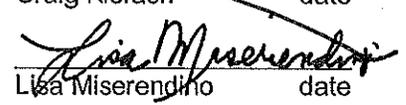
Respectfully Submitted,

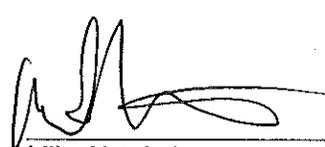
Ruth V. Robbins
DRB/PC Assistant

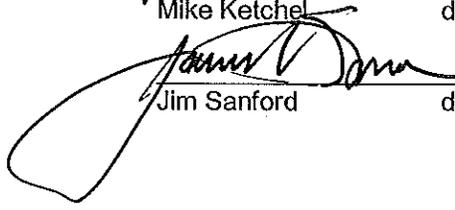
Planning Commission


 Dan Raddock date
 1.24.11


 Craig Klofach date

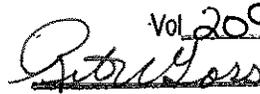

 Lisa Miserendino date 1/24/11


 Mike Ketchel date 1/24/11


 Jim Sanford date 1-24-11

TOWN OF WARREN, VT

Received for Record 1/25 2011
at 11 o'clock A M and Received in

Vol. 209 Page 669-667


TOWN CLERK