

TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY APRIL 25, 2011

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Members Present: Craig Klofach, Lisa Miserendino, Don LaHaye, Dan Raddock, and Randy Graves (non-voting member until appointed by SB).

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Warren Land Use & Development Regulations -- Summary of Planning Commission previous discussions re:
  - a. Mixed Use District
  - b. Warren Village Historic Residential District
2. Warren Land Use & Development Regulations -- Recommendations of Smart Growth Vermont.
3. Review & sign minutes from April 11th, 2011
4. Other business:

Mr. Klofach called the meeting to order at 7:40 pm.

The first item of business was to summarize the Commission's previous discussions on both the proposed Warren Mixed Use District and modifications to the Warren Village Historic Residential District [WVHR] for the benefit of member Ms. Miserendino who lives in the village thus having a special interest in any changes.

They first discussed the WVHR District where the PC had voted at the previous meeting to change a previous decision of reducing the minimum lot size from one acre to 1/3 of an acre by reducing it further to 1/4 of an acre. Another standard they changed was a reduction in the side set-back requirement from 20 feet to 15 feet. Ms. Miserendino wanted it on the record that she was not in favor of the 1/4 acre minimum lot size though noted that it wasn't that much different from 1/3 of an acre. She was more concerned though about the reduction in the setback requirements asking what do we really gain by a reduction of 5 feet? She also made a point that though the village was historically more dense, that she was of the belief that the PC should look at what was appropriate now and how they wanted it to be going forward into the future.

The other area of proposed changes is for the creation of a new district: the Warren Mixed Use District. As currently written, an "inn" [6 to 15 bedrooms] would be allowed as a Conditional Use [thus requiring DRB review]. However, the question was posed as to whether it made sense or not to then impose the residential requirement of the district which calls for 40% of the dwelling be designated for residential use. They also questioned whether or not it made sense to even include an inn as a possible conditional use. Ms. Miserendino emphasized that the purpose of the Mixed Use District was to make sure they did not lose any housing units but maintain places for people to live, while allowing for some additional business activity in the village centre. After much discussion it was determined that either the use would work or not and to not delete it nor allow an exception to the 40% residential requirement.

In the proposed Mixed Use District, the subject of smaller setbacks was also an issue. The district is being proposed to have the same setback standards as the existing Warren Village Commercial District with the exception of the rear setback which they made 15 feet instead of 10 feet. Ms. Miserendino once again expressed concern about such small distances between structures as she felt important green space could potentially be lost. A motion was made by Mr.

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LaHaye to accept the changes in the district standards for the proposed Warren Village Mixed Use District which was seconded by Mr. Klofach and voted in the affirmative by the four voting members present. The motion passed.

The Commission then moved on to the next item on the agenda which was the suggested changes made by SmartGrowth in conjunction with trying to provide opportunities for affordable housing creation. There were three articles with suggested changes; Article 4, which was put on hold since there were recent changes in the Town Plan that needed to be considered as well; Article 8, which consolidated the PRD and PUD standards into just one: PUD, and was also put on hold by the PC until a side by side comparison was done to make sure it all made sense [Mr. Raddock offered to do this]; and Article 10, Definitions, which the members reviewed and reached a general consensus that the recommendations were fine as is.

In other business the members reviewed and signed the minutes of the previous meeting [4/11/11]. They also discussed that the Select Board would be hearing the final version of the Town Plan modifications on April 26th which included some requests from the Board made at their February 22<sup>nd</sup> hearing. They also anticipated the SB to confirm their request and appoint Mr. Graves as the latest member of the PC. Mr. LaHaye also reminded the members that the proposed merger of the CVRPC and the VT Economic Development Commission also needed to be brought up to the Select Board as the SB needed to give its approval to move forward in exploring the merits of such a merger.

The meeting was adjourned at 9:37 pm. The next scheduled meeting of the PC is for Monday May 9, 2011 at 7:30 pm. The Warren Planning Commission meets every 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month at 7:30 in the Municipal Meeting room [the old Library space].

Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

[Signature] 5/9/11  
Dan Raddock date

[Signature] 5/9/11  
Don LaHaye date

[Signature] 5/9/11  
Craig Klofach date

[Signature] 5/9/11  
Lisa Miserendino date

[Signature] 05/09/11  
Randy Graves date

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TOWN CLERK