

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MAY 23, 2011

Members Present: Randy Graves, Mike Ketchel, Jim Sanford, Don LaHaye, Craig Klofach and Dan Raddock.

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Warren Land Use & Development Regulations – Recommendations of Smart Growth Vermont. Article 8, Continued from May 9th, 2011
2. Preparation for public forum to present the revised WVHR & WVMU districts.
3. Review & sign minutes from May 9th, 2011
4. Other business:
Schedule Joshua Schwartz to present initial build-out analysis work undertaken by the inter-municipal Forest, Wildlife, and Communities Project. The Forest, Wildlife, Communities Project.

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

The members reviewed and signed the minutes from May 9th.

Mr. Raddock led the members through a review of proposed changes suggested by SmartGrowth for Article 8 of the Warren Land Use and Development Regulations [WLUDR]. The primary modification is the consolidation of the use of two terms: PUD and PRD into the single use of just PUD. A new section regarding the density of the project and bonuses given for the protection of open space, affordable or special needs housing or mixed-use village or hamlet development was also reviewed by the Commission. In addition to the existing Crossroads Hamlet and Farmstead Cluster type of PUD design approaches, a third classification currently called "Woodland Enclave" was also added. These three general design approaches are rural in nature and a separate section for standards in a village setting still needs some re-wording which Mr. Raddock said he would do before the next review.

In other business, Mr. Malboeuf brought up a request from Joshua Schwartz to get on the PC's agenda to discuss the Forest, Wildlife and Communities Project. The Commission suggested that he see about getting him on for the next meeting, June 13th. Mr. LaHaye reported on the CVRPC and their process in moving forward in integrating the planning commission and the economic development commission. Due to the potential conflicts between the missions of the two agencies, Mr. LaHaye said they would "try living together before getting married". The members also discussed putting together a presentation for a public forum to take in comments on the proposed changes to the Warren Historic Residential District and the new Warren Mixed Use District. It was suggested that they have Regional develop a map that would show what the potential changes might look like if fully utilized. They also discussed potential dates of July 25th or August 8th.

The meeting was adjourned at 9:38 pm. The next meeting of the Warren Planning Commission is scheduled for Monday June 13th at 7:30 pm.

Respectfully Submitted,

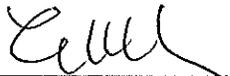
Ruth V. Robbins
DRB/PC Assistant

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MONDAY MAY 23, 2011

Planning Commission

Dan Raddock date

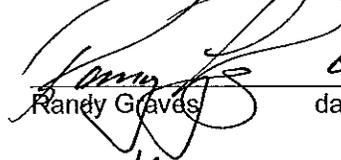
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Craig Klofach date

 6.13.11

Jim Sanford date

Mike Ketchel date

 06/13/11

Randy Graves date

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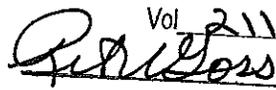
Don LaHaye date

TOWN OF WARREN, VT

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