

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JUNE 13, 2011

Members Present: Craig Klofach, Lisa Miserendino, Randy Graves, Jim Sanford and Don LaHaye.

Others Present: Miron Malboeuf and Ruth Robbins

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

- 1) Warren Land Use & Development Regulations – Article 8, Continued from May 23rd, 2011
- 2) Review Revised District Maps – WVHR and WVMU districts.
- 3) Review & sign minutes from May 23rd,, 2011
- 4) Other business:
 - a) 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. Jamey Fidel and Jens Hilke possible dates: 7/18, 7/20, 8/22, 8/24, 8/29, 8/31
 - b) FEH - Fluvial Zones - Craig Klofach

Mr. Klofach called the meeting to order, 7:35pm.

The first item the Commission considered was the draft of revised language for the Rural Standards under Article 8 of the Warren Land Use and Development Regulations [WLUDR]. Currently, there are two classifications of PUD's, the Farmstead Cluster and the Crossroads Hamlet. The proposed changes retain the Crossroads Hamlet, rename the Farmstead Cluster to be the Agricultural Cluster, and add a third type named Woodland Enclave Cluster. The balance of any changes are related to the consolidation of PRDs and PUDs becoming just PUDs which were reviewed at the last meeting. Mr. Sanford made a motion to accept the changes as proposed by Mr. Raddock which was seconded by Mr. LaHaye. All were in favor and the motion passed unanimously.

The members next reviewed the proposed district maps for the Warren Village Historic Residential District [WVR] and the newly created district, the Warren Mixed Use District [WMU]. In the WVR District, the PC has redrawn the line to better follow known boundaries such as property lines, elevations, and has more inclusively added the southern end of Main Street, deleted part of the upper area of Fuller Hill Road, and added the area across Route 100 that is bounded by West Hill Road and Ellen Road. The WMU District borders the Warren Village Commercial District and allows for business activity along with a residential requirement. The area encompassed by the WMU District was formerly the Rural Residential District.

The discussion turned to when and how to present/schedule a public hearing on the proposed changes regarding the village districts. They noted that in the past getting a broad representation of townspeople to come to such hearings has been a challenge and that maybe doing an article in the Valley Reporter that gave an overview of what the PC was proposing would be beneficial. It was suggested that maybe Mr. Raddock, the resident wordsmith would put together a draft for review by the PC for submission to the Valley Reporter.

The PC also discussed the addition of a Fluvial Erosion Zone which has been recommended by the State dept of Natural Resources, River Management Program. Since Warren is first in line of

the Valley towns on the Mad River, they would like to do the "right" thing for those further downstream. However, they also want to make sure those landowners who might be affected by the regulations were fully apprised and given the opportunity for comment. The members wanted to brush up on the proposed regulations and then would notify those who might be concerned about when the PC would be discussing the issue.

The PC agreed to see if Joshua Schwartz was available for the August 22nd meeting to present initial build-out analysis work undertaken by the inter-municipal Forest, Wildlife, and Communities Project to the Commission.

Mr. Sanford had no new news from the Steering committee as they will meet next week. Mr. LaHaye told the members that the merger between the CVRPC and the Economic Development Commission was still moving forward, with the move to common quarters being the first thing.

Mr. Klofach adjourned the meeting at 8:25 pm. The next meeting of the Warren PC is scheduled for Monday June 27, 2011 at 7:30 pm.

Respectfully Submitted,

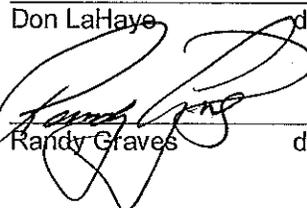
Ruth V. Robbins
DRB/PC Assistant

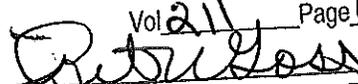
Planning Commission

Lisa Miserendino date
 6/27/2011

Craig Klofach date

 6-27-11
Jim Sanford date

Don LaHaye date
 06/27/11
Randy Graves date

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