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**Town of Warren
Planning Commission
Minutes of Meeting
Monday September 26, 2016**

Members Present: Camilla Behn, Mike Ketchel, Randy Graves, Jim Sanford, Alison Duckworth and Dan Raddock.

Others Present: Kevin Camara, George Schenk, Cindi Jones, Kristine Keeney, Damon Reed, Ward Joyce, Mark Hamelin, Jonathan Clough, Eric Brattstrom, Dotty Kyle, Miron Malboeuf and Ruth Robbins.

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

1. Opportunity for Public Comment 7:30 7:45
2. Warren Main Street Design
 - a. Conceptual plan presentation-VHB
 - b. Public outreach/block party, notification of property owners etc.
3. Conservation Commission additional input for Chapter 3 of the Warren Town Plan
4. List of topics for 2016 Town Plan update, topics listed to date
 - a. Update of maps, Dan Currier, CVRPC
 - b. Inclusionary language for green infrastructure
 - c. Update for the housing distribution plan.
5. Town Garage, Alternative Sites
6. Review & sign minutes September 12th, 2016 draft
7. Other & New business:
 - a. Sugarbush Access Road Path Scoping Study – Select Board Meetings of: September 27, Path alternatives; October 11th, Final Presentation to Public and Select Board.
 - b. Town Clerk's Office – vault addition
 - c. Dog Ordinance

Mr. Ketchel called the meeting to order at 7:30 pm.

The meeting started right off with a presentation of an initial draft of the Warren Main Street Improvement Project by Mark Hemelin. The first item he presented was a site plan showing the results of the survey team. The next plan showing a concept of a plaza-like area created in the section of Main Street between Brook Road and the bridge just south of the Warren Store. The plaza concept was subtle utilizing various size stones and changes in the layout/design of the stones to indicate certain areas or uses. Mr. Hamelin's team also noted on the site plan the areas where drainage is an issue if not corrected. Two of the areas are actually in the Town right-of-way but one is on adjoining private property. Though the design in general was warmly received by the PC there was some concern about how delivery trucks and the fire trucks would react to the layout. There is also the possibility that the cost of materials could cause the project to exceed the budget but the members hoped that maybe the town either through a warned article at town meeting or from the capital fund could help meet any shortfall.

The PC along with the design team talked about the importance of meeting with the abutting land owners to keep them informed and to get their input. They also discussed how they wanted to do a public hearing in the

