

**Town of Warren
Planning Commission
Minutes of Meeting
Monday April 24, 2017**

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

Others Present: Miron Malboeuf and Ruth Robbins

Agenda: Call the meeting to order at 7:30.

- 1) Opportunity for Public Comment 7:30 7:45
- 2) Update on Warren Main Street improvement project, Invitation to bid Final Draft(Publication date 4/25/17)
- 3) Town Plan Update, review PC goals and areas of emphasis for the update
- 4) Review & sign minutes April 10, 2017 draft
- 5) Other & New business:

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

There was no public comment and the PC immediately went on to an update of the Warren Main Street Improvement Project. Mr. Malboeuf told the Commission members that the prescribed comment period had been satisfied regarding the environmental report and that the "Invitation to Bid" had been posted on the VT State web site and Front Porch Forum. Any bids are to be delivered to the Town of Warren municipal building by Tuesday May 9th by no later than 1:00 pm. The members then discussed if and when they should get together to look at the bids and get the selection to the Select Board to sign the contract. With the clock ticking, they wanted to try to gain as much time as possible, even a few days, in order to get the project started. They settled on Tuesday May 9th at 4:00 when they could get at least a quorum of four people. Staff would confirm with Mr. Camara and Ms. Jones as to whether or not this would work.

The PC then moved on to discuss topic of importance to them in the updating of the Town Plan. They first wanted to make sure that Ms. Saxton had the draft of revisions they had done on Chapter 3 which included the input from the Warren Conservation Commission. They also briefly commented on trying to find a balance between the trend of keeping town plans more policy and action oriented versus historic and encyclopedic saying that they felt there should be some middle ground so as to not produce too sterile a document. They next reviewed the 2011 Municipal Plan Approval checklist, discussed some of the findings from Ms. Keeney's valley housing study, and briefly talked about how a livable wage might help with housing affordability but that it should be addressed by the state and not necessarily included in the Town Plan.

They discussed just cleaning up the Town Plan or possibly adding some new concepts such as economic vitality and what that means to Warren. They also discussed how they may want to define development more distinctly in the Town Plan – do they want to ignore, encourage or restrict future development? It was also mentioned that more development, commercial and residential, will not necessarily result in affordable housing options. It was suggested that though it is the "Warren" town plan that there are some issues that should be viewed as Valley-wide issues.

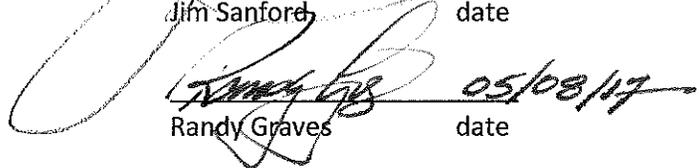
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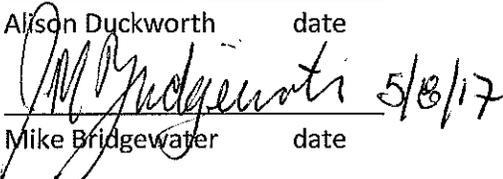
In new and other business they touched on the status of the Town Garage, reviewed and signed the minutes of the previous meeting and asked staff to see if Ms. Saxton could provide any materials [survey draft?] prior to the meeting.

The meeting was adjourned at 9:24 pm.

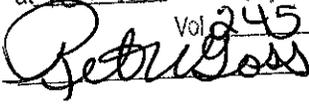
Respectfully Submitted,
Ruth V. Robbins
DRB/PC Assistant
Planning Commission

 5/8/17
Mike Ketchel date
 5/8/17
Dan Raddock date

 5/8/17
Jim Sanford date
 05/08/17
Randy Graves date

Alison Duckworth date
 5/8/17
Mike Bridgewater date

Camilla Behn date

TOWN OF WARREN, VT
Received for Record 519 2017
at 10:45 o'clock A M and Received in
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TOWN CLERK
VT Property Transfer Tax Return # —