

**Town of Warren
Planning Commission
Minutes of Meeting
Monday November 25, 2019**

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

Others Present: Brandy Saxton.

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

Regular Meeting:

1. Brandy Saxton of PlaceSense, Continue review of Part 4 starting at 4206 obtaining a Certificate of Compliance
2. Review and sign minutes
3. New/other business

Mr. Sanford called the meeting to order 7:33 pm.

The PC spent their meeting with Ms. Saxton finishing up a review of the draft of Chapter 4 under the section titles Administrative. Also at the end of that chapter was a section on violations and penalties. They then moved on to Chapter 2 which contained proposed new zoning districts with lists of permitted and conditional uses. They discussed the changes, the reasons why and maybe why not. It was brought up that not too long ago the Warren Village Residential zone had been expanded across Rte. 100 to the triangular area between West Hill Road, Ellen Lane and Rte. 100 due to its density, character of the housing and the ability to connect with the Town wastewater system. As the discussion continued the reason to keep entire parcels in one zoning district versus straddling two districts was also talked about. Ms. Saxton recommended keeping a parcel all in one district though for very large parcels it may make sense depending on location and topography to split it.

The conversation shifted to the uses, permitted and conditional. Ms. Saxton stated that she had moved some of the conditional use items to the permitted column as the site plan review would still scrutinize the application. Site plan review can be conducted either administratively or by the DRB depending in the scale of the proposed project [Chapter 4, 4304, pg. 4-16]. For additional clarification, if a use is neither permitted nor conditional, it is not allowed.

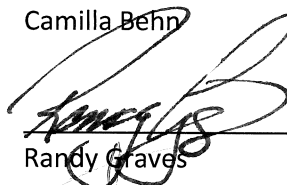
Ms. Saxton got the PC members back to reviewing and discussing the proposed boundaries wanting to finish that before moving on to the uses within each district. The PC then reviewed the changes in the dimensional standards, and uses in the various districts starting with the Village Business District. They discussed how the village has setbacks consistent with some of the existing development and buffers for the river and streams. Do they enforce those or go with the history of the building that has taken place. It was offered that despite what was done historically that there have been valid changes in how development in this type of environment should be addressed. If a building right on the river or say the Freeman Brook burned down, should we allow it to be rebuilt. After further discussion they agreed upon a 25 foot buffer to the river and streams in the Village Business District. They then talked about the footprint and height standards as they were done so as to keep some consistency with the existing development. Ms. Saxton had proposed raising the height but the members, after some discussion wanted it to be capped at three stories or 36 feet. The conversation about the LUDR came to a close and the schedule going forward was discussed. It was agreed upon that instead of the December 23rd meeting that they would have a meeting on the 16th to help make up for the meeting that got cancelled due to weather.

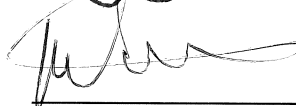
The Commission reviewed and signed the minutes of the previous meeting and adjourned at 9:33 pm.

Ruth V. Robbins
PC Coordinator

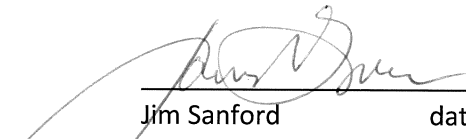
Planning Commission


Camilla Behn date

 1/14/20
Randy Graves date

 1/13/20
Mike Ketchel date

Mike Bridgewater date

 1/13/20
Jim Sanford date

 1/13/20
Dan Raddock date

Alison Duckworth date