

**Town of Warren
Planning Commission
Minutes of Meeting
Monday December 9, 2019**

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

Others Present: Rod Francis and Ruth Robbins.

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

1. Rod Francis of PlaceSense, Continue review of proposed new zoning districts under Chapter 2.
2. Review proposed 2020 budget.
3. Review and sign minutes
4. New/other business

The meeting was called to order at 7:32.

Continuing with their review of the proposed update and revision of the Land Use and Development Regulations [LUDR], the members revisited the last section of Chapter 4, [440] appeals, DRB decisions, waivers and variances. Time was spent on the use of a Deliberative Session by the DRB and the pros and cons of using it. Currently the DRB doesn't use a Deliberative session, which would allow them to ask the public to leave the room so they may discuss the points and issues of the application in private. The public is then called back once they are done to hear the outcome.

They then moved to Chapter 2 and a discussion of the proposed Village Residential District and the dimensional standards. Maximum lot coverage and the maximum principal building footprint were both discussed at length as these were new quantitative values that are not currently used but can be very helpful. Other characteristics of the Village Residential District, such as its extension across Rout 100 to include a section between West Hill Road, Ellen Lane and Rte. 100 was also discussed. Since the Municipal Waste Water system extends over there and the current development is dense in a similar way as the immediate village, the PC felt it made sense to adjust the boundaries and include that area.

As the time was getting late, the PC concluded their LUDR review and moved onto a review of the proposed PC budget for the fiscal year 2020. There were few changes from the previous year's budget and they were minor in scope. After some discussion Mr. Ketchel made a motion to approve the budget for FY 2020 and present it to the Select Board the following evening. Ms. Behn seconded the motion and the vote was unanimously in favor.

The meeting was adjourned at 9:42 pm.

Ruth V. Robbins

PC Coordinator

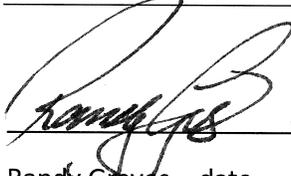
Planning Commission

Alison Duckworth date

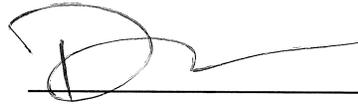
Jim Sanford date

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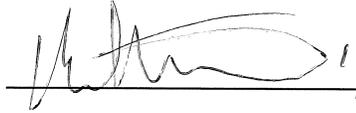
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 01/14/20

Randy Graves date

 1/13/20

Dan Raddock date

 1/13/20

Mike Ketchel date