

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
AUGUST 12, 2002**

MEMBERS PRESENT: John Donaldson, Tara Hamilton, Vice Chair; Donald La Haye, Lisa Miserendino, Matt Sargent.

OTHERS PRESENT: Karen Winchell, CVCLT; Margo Wade, DRB/PC Assistant.

AGENDA:

- 1) 7:30 p.m. Call to Order
- 2) Affordable Housing
- discuss feasibility study & Selectboard meeting
- 3) Scenic Roads
- Review and discuss 2nd draft report
- 4) Other Business:
 - a) Signing of minutes
 - b) Approve LandWorks invoice #97886 for \$3005.34

I. CALL TO ORDER

Ms. Hamilton called the meeting to order at 7:30 p.m.

II. AFFORDABLE HOUSING

Ms. Winchell came before the commission to discuss the Preliminary Affordable Housing Feasibility Analysis of the Eaton and Cemetery properties.

The board had concerns with the proposed access to the Cemetery site. Mr. La Haye suggested an island at the intersection with Brook Road to direct headlights away from residences across road. Another concern included congestion of development due to configuration of the lot. This lot felt more connected to the village. A path could be developed to encourage pedestrian access to the school and village.

Use of the Eaton site would require realigning recreation path for the lower site. Ms. Miserendino asked how the lights from the recreation fields would affect the quality of life for the residences. The board generally felt development at this site could be a vital fun place to live due to its proximity to recreation fields and elementary school.

General issues for either site included: development should provide private outdoor space for residents, along with shared outdoor space; access issues needing to be addressed including traffic calming methods, safety, and landscaping.

The PC decided to recommend the lower Eaton site (option B) to the Selectboard because it would bring a residential life to the elementary school and recreation fields, may help tie the school to the village, and the school and recreation fields will be a benefit to the residents of the development.

Ms. Winchell discussed the architect selection process, which would involve distribution of requests for qualification followed by identification of up to three firms to make a public presentation of their work and previous projects. She suggested having two members from

Warren on the selection committee. Ms. Miserendino suggested having a potential resident participate on the selection committee. She is drafting a selection process document and will distribute it for review once complete.

Ms. Winchell, Ms. Wade, Ms. Miserendino, and possibly Ms. Hamilton will present the analysis to the Selectboard on August 13.

III. SCENIC ROADS

The group reviewed the second draft of the Scenic Roads report. Minor corrections were made and two footnotes will be added to the table clarifying designation of class 4 roads, and identifying roads with only one or two residences. Ms. Wade will submit the report to the Selectboard and will keep the PC posted regarding date of discussion with the board.

IV. OTHER BUSINESS

a) Signing of minutes

MOTION by Mr. Donaldson, seconded by Mr. Sargent to approve the July 22, 2002 meeting minutes with corrections. VOTE: unanimous; motion carried.

b) Approve LandWorks invoice #97886 for \$3005.34

MOTION by Ms. Miserendino, seconded by Mr. Sargent to approve the LandWorks invoice #97886 for \$3005.34. VOTE: unanimous; motion carried.

Ms. Hamilton asked Ms. Wade to check on the status of the Conservation Charter and who was responsible for identifying commission members.

Ms. Hamilton reported that the Trust for Public Lands would be formally seeking entities to remove the Blueberry Lake House and remediate the site, or purchase the house and land. She will keep the PC posted on the status.

Items for the next PC meeting:

- Municipal Space Planning
- Affordable Housing – update
- Village Sidewalk & Pedestrian Project - update

V. ADJOURNMENT

MOTION by Mr. Donaldson, seconded by Mr. Sargent to adjourn the meeting. VOTE: unanimous; motion carried.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

PLANNING COMMISSION

John Donaldson (date)

Tara Hamilton, Vice Chair (date)

Donald La Haye (date)

Lisa Miserendino (date)

Matt Sargent (date)