

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
APRIL 28, 2003**

**MEMBERS PRESENT:** Clayton Cormier, Chair; John Donaldson, John Goss, Donald La Haye, Lisa Miserendino, Matt Sargent, Jim Sanford.

**OTHERS PRESENT:** Reta Goss, Warren Town Clerk; Jill Markolf, Warren Town Librarian; Karen Winchell, CVCLT Representative; Burgi VonTrapp & Brian Degan, Open Hearth Community Center Representatives; Jeff Schoellkopf, Architect; Shannon M. Hill, DRB/PC Assistant.

- AGENDA:**
- 1) 7:30 p.m. Call to Order
  - 2) Approve and Sign Minutes: April 14, 2003
  - 3) Municipal Expansion
  - 4) Affordable Housing
  - 5) Community Center Endorsement
  - 6) Other Business: Discuss Posting Minutes on the Webpage
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**I. CALL TO ORDER**

Mr. Cormier called the meeting to order at 7:32 p.m.

**II. APPROVE MINUTES**

**MOTION by Mr. LaHaye, seconded by Mr. Donaldson, to approve the April 14, 2003 meeting minutes, including the minor changes. VOTE: unanimous; motion carried.**

**III. MUNICIPAL EXPANSION STAFF CONCERNS**

The staff of the Municipal Building has some concerns that they are bringing before the Planning Commission about the expansion design. Ms. Crosby, who could not attend the meeting, sent along a memorandum that was reviewed and discussed.

The Planning Commission decided to have a meeting with the municipal staff and Selectboard on Monday May 5<sup>th</sup> at 4:30 to discuss the decision making process the PC went through and address any staff concerns about the project.

**IV. Affordable Housing**

Karen Winchell, representative from the Central Vermont Community Land Trust, presented the following updates:

**Brook Road/Behn Road Site**

- CVCLT has received an option to buy the property.
- The preliminary soil tests indicate the site is suitable for approximately 20 units with conventional septic systems.
- The site does have some deer yards indicated on the zoning map.
- The units would each have private outdoor space.
- CVCLT is still working with Sugarbush to try to secure “bridge financing” for the land.

**V. VALLEY COMMUNITY CENTER**

Burgi VonTrapp & Brian Degan, Open Hearth Community Center Representatives, presented a plan for a Valley Community Center. The purpose of their presentation to the board is to share the concept, get feedback and to receive a “concept” endorsement. Their mission is to “connect people in healthy ways” by creating a farmers market type of experience year round. They presented the board with a document titled “Open Hearth Community Center – Concept Overview” that explains the project in more detail.

The Planning Commission members reviewed the project in some detail with Ms. VonTrapp and Mr. Degan. The board will discuss the matter further, review the minutes from the Waitsfield and Fayston Planning Commission meeting where they endorsed the project, and get back to Ms. VonTrapp and Mr. Degan with a decision about an endorsement.

**VI. OTHER BUSINESS**

a) Posting Minutes on the Web:

Ms. Hill would like to post the minutes of the Planning Commission and the Development Review Board on the Town of Warren’s web page. She hopes to cut down on the time, money and paper expended for mailing out minutes. The Planning Commission supports posting minutes on the web and gave Ms. Hill permission to pursue the idea with the Selectboard.

**Items for the next PC meeting:**

Sidewalks

Affordable Housing  
Municipal Expansion

**VII. ADJOURNMENT**

**MOTION by Mr. Cormier, seconded by Mr. Donaldson, to adjourn the meeting.**

**VOTE: unanimous; motion carried.**

The meeting adjourned at 9:45 p.m.

Respectfully submitted,  
Shannon M. Hill  
DRB/PC Assistant

**PLANNING COMMISSION**

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Clayton Cormier, Chair (date)

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John Donaldson (date)

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John Goss (date)

\_\_\_\_\_  
Donald La Haye (date)

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Lisa Miserendino (date)

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Matt Sargent (date)

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Jim Sanford (date)