

**THE TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JUNE 9, 2008**

Members Present: Jim Sanford, John Donaldson, Lisa Miserendino, Don LaHaye, John Goss, Craig Klofach and Mike Ketchel.

Others Present: Sue Carter, Alice Cheney, Ray and Marcella Gratton, Noelle MacKay, Jason Van Driesche, Peter MacLaren, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Review & sign minutes from May 19th.
2. Review comments on site visit to Aldenborgh-Roe & Summit Ventures parcel
3. First meeting with Smart Growth Vermont, Review contract.
4. Discuss ways to get input re: Warren Village Commercial District changes / questions to be asked; member's suggestions regarding the best methods of collecting input and what questions they would want to pose.
5. Other business

Mr. Ketchel called the meeting to order at 7:31 pm.

Ms. Miserendino started the meeting by asking if the Commission would move their meetings to the Town Hall as she felt it was a better and more comfortable location. Mr. Ketchel asked her if she wanted to make a motion to that effect and she did. However, due to the lack of a second to her motion, the motion failed and the subject was dropped.

The minutes from the previous meeting were reviewed and signed.

The Commission briefly commented on their site visit to the Aldenborgh-Roe parcel as a potential future location for the Town Garage. They agreed that there was a level area that appeared to be an adequate size for the needs of a garage facility. There was some concern about possible wetlands and they asked the staff to see about getting a copy of the engineer's report from the study done by the Affordable Housing Subcommittee. They also asked for a copy of the GIS map.

In order to address any concern about possible tax consequences with a change in zoning district designation, Mr. Ketchel asked the Town's head lister, Mrs. Robinson if she would be willing to address that question. She said she would be happy to but with her deadline for completing the Grand List she would not be available until the July 28th meeting.

The Commission then had a meeting with Smart Growth Vermont regarding their 2008 MPG funded project on enhancing the development regulations to promote housing affordability. The purpose of the meeting was to refine the scope and process as the Commission did not want to spend a lot of time going over ground that had already been covered. They briefly discussed ways in which to drive the price of housing down, such as facilitating multi-family housing and the cost of permitting. The State has a neighborhood designation project which aims to help in easing the cost of state permits. A village Center Designation must be obtained first followed then by a Vermont Neighborhood designation. Not only would these programs streamline the permitting process and cost, but would also allow for increased housing density. With the requested revisions, Smart Growth felt they would be ready to come back to the Commission at either of the scheduled July meetings.

The last part of the meeting was spent discussing the desire of the Commission to get input from the townspeople regarding potential changes to the Warren Village Commercial District and the Warren Village Residential District. Mr. Donaldson offered for discussion a draft of a questionnaire and the members discussed how it should be distributed and other minor changes. One key question they thought should be added was "What does Warren Village mean to you?".

The next meeting of the Warren Planning Commission is scheduled for Monday June 23, 2008 at 7:30 pm. Mr. Ketchel adjourned the meeting at 9:36pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Jim Sanford	_____	John Donaldson	_____
	date		date

Lisa Miserendino	_____	Mike Ketchel	_____
	date		date

Craig Klofach	_____	Don LaHaye	_____
	date		date

John Goss	_____		
	date		