

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JULY 9, 2007**

Members Present: John Goss, Jim Sanford, Lisa Miserendino, John Donaldson and Don LaHaye.

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:30 pm.

1 - Zoning revisions final review:

- Administrative Review
- Steep Slopes

2 - Affordable Housing

3 - Other business

Mr. Donaldson called the meeting to order at 7:28 pm and chaired the meeting in Mr. Ketchel's absence.

The members signed the minutes from the June 11th meeting.

Discussion took place regarding the next steps in addressing the Town Garage. Three items were listed, the next phase of the Brownfields evaluation and possible funding, a possible swap with Sugarbush for affordable housing and the possibilities of the Bobbin Mill site. Mr. LaHaye said he would check on funding for the Phase II Brownfields assessment and Mr. Donaldson said he would call and speak with Mr. Simpson regarding the Bobbin Mill site. If Mr. Simpson was open to discussion about the site, it was suggested the Commission get together with him at their next meeting on July 23rd.

The Commission then reviewed where they were in the zoning modifications they have been working on. Both the Administrative Review amendment and changes to the Steep Slopes standards have been forwarded to the DRB for any input they may have. The Commission requested that they be on the agenda for the DRB meeting on August 8th to have an exchange of ideas and face-to-face feedback. Mr. Donaldson also asked what the status was of the updated narrative of the definition of boundaries for the different districts. Due to the server crashing work on that has been temporarily delayed but should be done by early August if the data recovery is successful and reloaded soon. The Commission set a goal of a "red-line" version, by Article affected, for the changes they have approved by the August 13th meeting.

Mr. Donaldson shared with the members his suggested approach for incorporating the Municipal Facilities Master Plan into the Town Plan. He felt that under Chapter 8, Municipal Service, where it refers to the Town buildings, would be a good place to insert a condensed summary of the report given to the Select Board. He continued to say that the report itself could be included in the Town Plan as an exhibit in the appendix. The Objectives and Strategies at the end of Chapter 8 will also need to be updated as a result of the actions contained in the Master Plan. The Commission members were in agreement that his approach seemed to be appropriate.

The members spent the remainder of the meeting discussing potential ways the Zoning Regulations might help encourage or foster the development of affordable housing. Though part of the discussion covered broader overall affordable housing issues, the members did go through a list of options to consider that had been prepared by Sharon Murray. They briefly discussed

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each and came away with about seven provisions to discuss in further detail. It was suggested that since some of the topics would require further research that each member volunteer to delve further into a particular option.

At the next meeting the Commission plans to review a draft of an amendment to the Town Plan incorporating the Master plan, a possible meeting with Mr. Simpson and continued discussion regarding the Land Use Regulations and Affordable Housing provisions. The next scheduled meeting is slated for Monday July 23rd at 7:30pm. August meetings are currently planned for Monday August 13th and Monday August 27th.

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

John Donaldson date

John Goss date

Don LaHaye date

Lisa Miserendino date

Jim Sanford date