

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY JULY, 23, 2007**

---

Members Present: Mike Ketchel, John Goss, John Donaldson and Lisa Miserendino.

Others Present: Barry Simpson, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:30 pm.

- 1) Review Notes from Site Visit [site visit at The Bobbin Mill, 7:00 ]
- 2) Review Town Plan Revisions
- 3) Zoning revisions Affordable Housing
- 4) Other business

After a site visit scheduled for 7:00 pm at the Bobbin Mill, the regular meeting was called to order by Mr. Ketchel at 8:15 pm.

The first order of business was the discussion of the proposed changes to the Town Plan in order to incorporate the recommendations of the Planning Commission as determined by the findings of the Municipal Facilities Master Plan Charrette held last November and approved by the Select Board.

Mr. Donaldson summarized for the Commission the changes he had made and asked if anyone had any input. He noted that he thought it was important not to lose the specificity of what the plan called for when suggestions to generalize the direction of the plan was made. In referring to other properties, the Commission decided to use parcel id numbers instead of names as ownership can change. The members also discussed the procedure for making an amendment to the Town Plan. After a motion by Mr. Ketchel to accept the changes as drafted by Mr. Donaldson to the Town Plan, seconded by Mr. Donaldson and unanimously approved by the commission, the staff was requested to place a warning in the paper for a public hearing for the appropriate next meeting date of the Planning Commission. [Clarification was needed as to whether 15 or 30 days notice was needed]

The Commission summarized their site visit by stating that the Select Board had asked them to investigate whether or not the site still seemed physically feasible for a Town Garage and whether the owner of the Bobbin Mill property is willing to discuss the possibility of considering part of that site for the relocation of the Town Garage. After visiting the site and discussions with the owner, Mr. Simpson, it was determined that the site still seemed physically feasible and that Mr. Simpson is willing to continue discussions. After extensive discussion it was determined that the Select Board should include this site in their overall considerations.

The balance of the meeting was spent on the continuing conversation about how the zoning regulations can be modified to better encourage/allow the development of affordable housing. Discussion included incentives, density regulations in various districts or in the form of bonuses, types of housing i.e. duplexes, multi-family, forms of PRDs and the creation of a land bank. The members decided to focus their attention specifically on density issues and duplexes at the next meeting.

The next scheduled meeting is for Monday August 13, 2007 at 7:30 pm. The members signed the minutes of the July 9<sup>th</sup> meeting and adjourned at 9:45 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

\_\_\_\_\_  
Mike Ketchel                      date

\_\_\_\_\_  
John Donaldson                      date

\_\_\_\_\_  
John Goss                      date

\_\_\_\_\_  
Lisa Miserendino                      date