

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY JULY 28, 2008**

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Members Present: James Sanford, Lisa Miserendino, Craig Klofach and John Goss.

Others Present: Sue Carter, Alice Cheney, Noelle MacKay, Mike Miller, Miron Malboeuf and Ruth Robbins.

Agenda: Call the meeting to order, 7:30 pm.

1. Review & sign minutes from July 14th, 2008
2. Smart Growth: Summary of Past Housing Recommendations and Implementation Status, July 11, 2008 Draft
3. Survey/Questionnaire: Cover Page and revised draft
4. Other business

Mr. Sanford called the meeting to order at 7:32 pm.

Ms. MacKay and Mr. Miller from SmartGrowth VT were in attendance and presented their own list of what they hoped to cover in this meeting: 1) perceived obstacles to affordable housing, 2) verification of the information on the "Summary of Past Housing Recommendations and Implementation Status" matrix and 3) formulate a list of priorities. Some of the perceived obstacles mentioned were: high land costs w/ no economic incentive for developers, high expectations by first-time homebuyers as to size/type of dwelling/amount of land, negative experience with prior affordable housing projects, not in my backyard [NIMBY] sentiments, and geographic constraints (river, Rte 100) to adding density in a village setting (i.e. Warren Village). The matrix was reviewed, amended and prioritized which Ms. MacKay and Mr. Miller said was very helpful. They in turn said they would come back with a revised matrix that would be more accurate and streamline. Ms. MacKay also asked the Commission to think about how they wanted to conduct their outreach to the community which they could discuss when they next got together. She also said she would like to conduct a tour on Tuesday August 12<sup>th</sup>.

The Commission then reviewed the revised survey and the original draft of the survey cover letter that had been prepared by Mr. Klofach. Though there was some concern about the length of the cover letter, it was mentioned that it was important to let the residents of Warren know what the Commission was doing, why the Commission was doing it, and why as townspeople they should care and how they could help. There was some discussion about adding additional questions but many felt the survey needed to stay focused on just zoning issues in the WVR and WVC Districts. Staff was going to forward this latest draft and cover letter to Mr. Sawyer at the Center for Rural Studies for his input as well.

In other business a member asked about the timeline and status of the Municipal Wastewater application for the increased flows. Staff said they would report back as it was with the Town Administrator. It was also reported that the Brownfields review of the Town Garage site was moving forward. The Commission is slated to check in with the Select Board on August 12th and the next two Planning Commission meeting are scheduled for August 11<sup>th</sup> and August 25<sup>th</sup>.

The meeting was adjoined at 9:37 pm

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Respectfully Submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Jim Sanford

date

Lisa Miserendino

date

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Craig Klofach

date

John Goss

date