

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY AUGUST 13, 2007**

---

Members present: John Donaldson, Jim Sanford, Don LaHaye and Nick Morehouse

Others Present: Miron Malboeuf

Agenda: Call to order 7:30 pm

- 1- Review & sign minutes of July 23rd meeting
- 2- Time table for Amendment to Town Plan
- 3- Zoning revisions notes from DRB/PC Meeting August 8, 2007
- 4- Density & Duplexes (per list by members of their priorities)
- 5- Other business

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

The Commission reviewed the minutes from the previous meeting, going over some of the detail for the benefit those who were not at the meeting. It was also noted that though the Phase I inspection of the Town Garage by the Brownfields team had thought to have been complete, before moving forward to Phase II the EPA requested that the entire parcel be evaluated, not just the area that the Town Garage occupies.

Mr. Donaldson brought up the meeting that the Commissioners had with the Development Review Board on the 8<sup>th</sup> of August. (PC members attending that meeting were: Mike Ketchel, John Donaldson, Lisa Miserendino and John Goss). The DRB did not get the final "red line" version of the flood hazard regs which they wanted to look through, and a fair amount of time was spent discussing Administrative Review, what could be approved by the Administrator and what save guards were in place. The DRB wanted some additional time to digest it all and promised to get feedback to the Commission.

The two groups also discussed the Steep Slope regulations, language in the section on Variances, and clarification/further definition of "critical habitat" under Article 7. The proposed change that will include a provision for a digital copy of required plats was fine with members of both groups.

Mr. Donaldson went over the changes they made to the Administrative Review process as a result of meeting with the DRB as well as some fine-tuning they had discussed.

Motion was made by Mr. Morehouse and seconded by Mr. LaHaye to accept the changes and final draft of the language for the Administrative Review dated 8/12/07. All members voted in the affirmative and the motion passed.

The members then reviewed the draft of the changes to the Flood Hazard Regulations. The focus was on the addition of a definition and a change to a definition regarding 'cumulative substantial' improvement and 'substantial' improvement, respectively. The changes were required by the State. After brief discussion, a motion was made by Mr. Sanford, and seconded by Mr. LaHaye to accept the final draft language dated 8/12/07 for the Warren Flood Hazard Area Regulations. All members voted in the affirmative and the motion passed.

The Commission then spent a couple minutes going over the list of priorities the individual members had put together that they wanted to focus on. A couple of the members were not in attendance when the list was made and added their vote to the list to be considered.

The members went over what they needed to report to the Select Board at their meeting the following night, the plan for the public hearing on the proposed changes to the Town Plan and topics for the next meeting scheduled for Monday August 27<sup>th</sup>. The meeting adjourned at 8:27 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

Planning Commission

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

\_\_\_\_\_  
Nick Morehouse                      date

\_\_\_\_\_  
Don LaHaye                      date

\_\_\_\_\_  
Jim Sanford                      date