

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY AUGUST 27, 2007**

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

Others Present: Erin Post, Miron Malboeuf and Ruth Robbins

Agenda: Call meeting to order at 7:30 pm

Public Comment on Changes to Warren Town Plan

Pursuant to VSA Title 24 § 4384 and § 4447 the Warren Planning Commission has scheduled a public hearing at 7:30 p.m. Monday, August 27, 2007, at the Warren Town Hall to receive public comment on the proposed amendment to the 2005 Warren Town Plan.

Planning Commission - Regular Meeting

1. Review & sign minutes from previous meeting of August 13th, 2007
2. Possible Topics for 2008 Municipal Planning Grant
3. Affordable Housing
 - i. Density
 - ii. Duplexes Note 1.

Mr. Ketchel called the meeting to order at 7:36 pm.

The first order of business was to open the Public Hearing to take comment on the proposed addition to the Town Plan that would incorporate a long term plan for the Warren Municipal Facilities. There was no public comment and a motion was then made by Mr. Sanford to forward the proposed change to the Select Board. The motion was seconded by Mr. LaHaye, all members voted in the affirmative and the motion passed. The next step is for the Select Board to consider the proposed amendment to the Town Plan and they too will have to hold a Public Hearing to receive comment before voting to adopt the change.

The Commission reviewed the minutes from the previous meeting held on August 13th. Clarification was requested as to the status of the Brownfield's assessment at the Town Garage site, staff to follow up. Not all members received the email with Mr. Schoellkopf's comments on the Flood Hazard Regulations and staff said they would re-send. Mr. Ketchel said he would try to get the other DRB members to get their feedback regarding the zoning modifications to the PC sooner rather than later. Mr. Malboeuf said he was making headway on the district boundary descriptions and would submit what he had finished at the next meeting. The minutes were approved and signed.

The next topic was about possible requests for the 2008 Municipal Planning Grant. The application is due the end of September and past requests have been for updating the Town Plan, Zoning re-writes, study for the Town Garage, sidewalk study and the Municipal Building renovation/expansion project. Suggestions were made that included a study of Inclusionary Zoning, engineering help for the possible Town Garage relocation, other affordable housing initiatives that could be incorporated either into zoning or recommended to the Select Board, and help in creating a Town wide map of all public access trails and walking paths. Also part of the discussion was the request for further investigation into the restrictions on the Town owned property referred to as the Coates Property (aka the Austin Parcel).

The last part of the meeting was spent discussing duplexes, multi-family housing, and density issues as they relate to fostering affordable housing. It is the intent of the Commission to expand the potential for duplex development as a Conditional Use in districts that currently do not allow it. The current definition of Multi-family housing will be modified to mean any three or more unit of housing. The Commission plans to review the changes they suggested during their District Review earlier in the year at the next meeting scheduled for Monday September 10, 2007. Density requirements per district will also be reviewed.

The meeting was adjourned at 9:22 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

John Donaldson date

Mike Ketchel date

John Goss date

Lisa Miserendino date

Don LaHaye date

Jim Sanford date