

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY SEPTEMBER 10, 2007**

Members Present: Jim Sanford, John Goss, Don LaHaye, Mike Ketchel, Lisa Miserendino and Nick Morehouse (arr. 8:06)

Others Present: Miron Malboeuf and Ruth Robbins

Agenda: Call meeting to order 7:30 pm

1. Review & sign minutes from previous meeting of August 27th, 2007
2. Possible Topics for 2008 Municipal Planning Grant
3. Definition of Duplexes
4. District Review: Check previously discussed revisions, Uses & Densities and requirements per district will be reviewed relative to affordable housing.
5. Discuss Zoning Boundary Descriptions

Mr. Ketchel called the meeting to order at 7:37 pm.

The Commission reviewed and signed the minutes of the last meeting. They next discussed what they wanted grant monies for and they zeroed in on needing professional help on how to best promote/encourage affordable housing initiatives through the zoning regulations. Mr. Malboeuf was asked to draft a proposal for review at the next meeting.

The members discussed duplexes, what the definition should be, and in which districts they should be added. In adding duplexes, it was also determined that the definition of "multi-family" needed clearer definition as well. The definition for a "duplex dwelling" is as follows: **"A building containing two (2) dwelling units intended for use as two self-contained domiciles excluding that defined as an accessory dwelling. A duplex shall count as two units for density purposes."** As such, the definition for a multi-family has been revised to read: **"A building containing three (3) or more dwelling units."**

A *motion* was made by Mr. Ketchel that the Commission accept the definitions as stated above and to add "duplex" as a Conditional Use to the appropriate zoning districts. The motion was *seconded* by Mr. Sanford and the motion passed with a *unanimous vote* of all six members in attendance. In subsequent discussion, "duplexes" were added as a Conditional Use to the following districts: Rural Residential, Warren Village Historic Residential, Sugarbush Village Residential, Vacation Residential, Sugarbush Village Commercial, German Flats Commercial, Access Road Commercial, Warren Village Commercial and Bobbin Mill Commercial.

The Commission discussed dimensional standards contained within some of the districts and decided to change those under the Sugarbush Village Residential District as follows: Minimum Front Setback reduced from 25 feet to 15 feet; Minimum Side & Rear Setbacks reduced from 20 feet to 10 feet and Maximum Building Height reduced from 50 feet to 35 feet for residential development and allow for 50 foot height as a Conditional Use thus requiring DRB review.

The next meeting is scheduled for Monday September 24, 2007 at 7:30 pm at which the members plan to review a draft of the grant proposal, revisions to the district boundaries and additional zoning topics.

The meeting was adjourned at 9:18 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Nick Morehouse date

John Goss date

Lisa Miserendino date

Don LaHaye date

Jim Sanford date