

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
TUESDAY OCTOBER 9, 2007**

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

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order 7:30 pm.

**Selectman's Public Meeting at Warren TOWN HALL: 7:00 p.m.  
Town Plan Revisions**

**Planning Commission - Regular Meeting: 7:30 p.m.**

1. Review & sign minutes from previous meeting of September 24<sup>th</sup>, 2007
2. Review edited zoning boundary descriptions
3. Review LUDR revisions for Administrative Review
4. Continue Review of proposed revisions to Zoning Ordinance.
5. Other Business:
  - a. Mad River Byway Extension Nomination Package and Corridor Management Plan: Thursday October 18, 2007 at 6:30 pm at the Waitsfield Elementary School

Mr. Ketchel called the meeting to order at 7:25 pm.

It was reported that the Select Board, having conducted a public hearing prior to the PC meeting, voted to approve amending the Town Plan to incorporate the recommendations of the Planning Commission for a master plan for the Town Municipal Facilities.

The minutes of the last meeting on September 24<sup>th</sup> were reviewed and signed by the Commission members.

The Commission deemed the zoning district boundaries language complete and asked that the information be passed on to the mapping coordinator to see if an overlay can be created with the information as written. The members also reviewed the addition of the Administrative Review process as it affects Article 9, Article 6 and Article 5.

The topic of Steep Slopes was the next topic discussed. The members decided that the modification they were suggesting were more administrative in nature than truly substantive and therefore decided to include them with the other proposed "administrative" changes they had done. A motion by Mr. Ketchel and a second by Mr. LaHaye also called for including the definition of "Duplex" and the modification of the definition of "Multifamily" as well as the inclusion of Duplex as a conditional use in various districts as part of the proposed Administrative changes. The vote was unanimous and the motion passed.

After reviewing the changes proposed to Section 3.4 Erosion Control & Development on Steep Slopes and having further discussion a motion was made by Mr. Ketchel and seconded by Mr. Goss to accept the changes as discussed. All were in favor and the motion passed unanimously.

Mr. Ketchel went through the 2005 Update Checklist to refresh everyone's memory as to what we had accomplished and what was left to be discussed. Two items most frequently mentioned by the members were density requirements and PRD types. Mr. Ketchel suggested that they ask Linda Lloyd to come and speak about density issues and Jeff Schoellkopf, a DRB alternate and local architect, to also come and speak to both density issues and PRD types. He went on to say he would attempt to get them to attend the next meeting on October 22, 2007.

The members were reminded of the public hearing next Thursday, October 18<sup>th</sup> at the Waitsfield School for the proposed Byways designation of Route 100 from Route 100B south to the southern end of the Granville Gulf and Route 17 from Route 100 to the top of the Appalachian Gap. The hearing is scheduled to begin at 6:30 pm and there are two copies of the proposal in the Warren Planning and Zoning office for anyone interested in reviewing it.

The next meeting of the Planning Commission is Monday October 22, 2007 at 7:30. The two November meetings are currently scheduled for Monday the 12<sup>th</sup> and 26<sup>th</sup>.

The meeting was adjourned at 9:09 pm.

Respectfully submitted,

Ruth V. Robbins  
DRB/PC Assistant

**Planning Commission**

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Mike Ketchel                      date

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John Goss                              date

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Lisa Miserendino                      date

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

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