

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY NOVEMBER 12, 2007**

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

Others Present: Caroline and Bernie Curtin, Miron Malboeuf, Ruth Robbins, Jeff Schoellkopf [8:15pm] and Linda Lloyd [8:58pm].

Agenda: Call meeting to order 7:30 pm.

- 1) Review & sign minutes from previous meeting of October 22nd, 2007
- 2) Final review of:
 - i) Airport Commercial District,
 - ii) Access Road commercial District
 - iii) Rural Residential District
 - iv) Meadowland Overlay District
- 3) (8:15 p.m.) Linda Lloyd & Jeff Schoellkopf to discuss densities, district standards and PRD/PUD options that foster affordable housing.
- 4) Consistency of Districts "purpose" statements with Town Plan
- 5) Review of "redline" copies of changes to go to the Select Board
- 6) Other Business:
 - i) Accept resignation of PC Member.
 - ii) Review applicant's resumes for PC position

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

The members reviewed and signed the minutes from the last meeting.

Mr. Sanford was asked if there was any new news from the Steering committee to which he said there was none but that they would be meeting this coming Thursday.

Copies of the "redlined" sections of the Land Use & Development Regulations that the commission has proposed changes/modifications were given to the members for review.

The Commission next discussed what if any changes might be called for in the Airport Commercial District and the Access Road Commercial District. The Airport Commercial District was left as is, and it was suggested that the "Purpose" of the Access Road Commercial District be expanded to include "Any development should reflect a traditional crossroads settlement design." It was also noted that single family dwellings are not permitted uses in either of these districts.

Jeff Schoellkopf, a local architect and alternate member of the DRB, along with Linda Lloyd, Exec Director of the Mad River Valley Planning District, joined the Commission for an exchange of ideas/suggestions regarding density issues, PRDs and how they might foster more creation of affordable housing. Somewhat of a brainstorming session, several ideas were generated -- a type of 'waiver' for development in the meadowland overlay district if the plan was for clustered "affordable" housing; relaxing of the environmental regulations (at State level?) since higher density, affordable type housing would have less impact than spread out single family development; require a minimum percentage of common land be put aside to prior to any

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subdivision could be laid out that would then in turn promote more concentrated development and the possibility of creating affordable housing units to obtain density bonuses; exclude all primary and secondary conservation areas before applying density calculations; increase the density bonus for affordable housing; density calculations based on the size (square footage) of the dwellings thus encouraging affordable housing.

The Commission read the letter of resignation from Mr. Morehouse who has taken a new position with his employer and is now traveling a great deal limiting his time for other obligations. A letter and résumé from an interested person was reviewed by the members and it was agreed that Mr. Ketchel would invite the individual to meet with the Commission at the next convenient meeting date.

The next scheduled meeting is for Monday November 26 at 7:30 pm. Mr. LaHaye reminded us that he would not be in town for that meeting.

Mr. Ketchel adjourned the meeting at 9:57 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

John Goss date

Don LaHaye date

Jim Sanford date