

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

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

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm.

(1) Review & sign minutes from previous meeting of November 26, 2007

(2) Review PC Candidates

(3) Review Proposed Planning & Zoning Budget FY2008

(4) Discussion of input from Linda Lloyd & Jeff Schoellkopf RE:

- i. Densities
- ii. District standards
- iii. PRD/PUD options that foster affordable housing.

(5) Final review of:

- i. Warren Village Commercial
- ii. Warren Village Residential
- iii. Rural Residential District
- iv. Meadowland Overlay District

(6) Consistency of Districts "purpose" statements with Town Plan

(7) Feedback on "redline" copies of changes to Flood Ordinance, Administrative Review and Digital Plat Recording

(8) Other Business:

Mr. Ketchel called the meeting to order at 7:33 pm.

The minutes from November 11, 2007 and November 26, 2007 were both signed.

The members decided to forward a recommendation of Craig Klofach to the Select Board as a new member of the Commission to replace Nick Morehouse who has resigned the position. They also have requested that staff place an ad looking for interested persons to fill potential vacancies in the near future. Mr. Sanford noted that Ms. Lloyd, Executive Director of the MRVPD, had talked about trying to get some press about what it was like to serve on some of the town's various boards in hopes of generating interest.

Mr. Malboeuf presented the Commission with a draft budget to be reviewed with the Select Board the following night. After a few questions and clarifications, the members indicated that it was ok for submittal.

The Commission discussed the scheduling of a Public Hearing on January 14, 2008 for the purpose of gaining input on the proposed changes/modifications to the Land use Regulations. Following that hearing the request will be forwarded to the Select Board. Staff will continue to put together a complete set of the Land Use Regulations with the "additions" and "subtractions" noted. The members reviewed the draft of the Report on the Proposed Bylaw Amendments and

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with a motion by Mr. Donaldson and a second by Mr. Ketchel, the report was accepted unanimously by the members present.

Most of the rest of the meeting was spent discussing some of the suggestions offered during the conversation with Linda Lloyd and Jeff Schoellkopf at the meeting on November 12th. In particular, the Commission could address the DRB's request to expand the design standards for PRDs beyond the existing two available: the crossroads hamlet and farmstead cluster. The members also asked for the staff to provide a map of Warren village that extends beyond the northern and southern boundaries as well as an old and new copy of the Meadowland overlay maps for the next meeting.

The next meeting of the Planning Commission is scheduled for Monday January 14, 2008 at 7:30 pm. Mr. Ketchel adjourned the meeting at 9:27 pm.

Merry Christmas and Happy New Year!

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

John Donaldson date

Don LaHaye date