

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
MONDAY JANUARY 23, 2006**

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Members Present: John Donaldson, Jim Sanford, Laura Crandall, Don LaHaye, Lisa Miserendino, and Mike Ketchel

Others Present: Steve Gladczuk, Miron Malboeuf and Ruth Robbins.

Agenda:

Call meeting to order, 7:30pm

1. Steve Gladczuk, Transportation Planner Central Vermont Regional Planning Commission
2. Warren Land Use Regulations Update – Phase II:  
PC Check List
3. Other Business:
  - a. Review and Approve Minutes 01/9/06

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

Mr. Donaldson introduced Steve Gladczuk who is the Transportation Planner for the Central Valley Regional Planning Commission. Mr. Gladczuk spoke to the Commission about the efforts to have the section of VT Route 100 from Moretown to The Granville Gulf designated as a Vermont Byway (currently referred to as the **Mad River Byway**). A study by Landworks is underway to determine if the stretch of road meets any if not all of the six criteria needed for the designation. Those six criteria are: cultural, historical, archeological, natural, recreational and scenic. Benefits of the designation come from the possibility of National funding for enhancements to the area and additional promotional opportunities at the State level. He explained that once the Byway was approved and a corridor management plan in place, that when the State Highway Dept. looks to do any improvements that they have to take the management plan into account. Mr. Gladczuk encouraged the Commission members and any others that they thought might be interested, to attend a **Public Hearing** that is scheduled for **Thursday February 9<sup>th</sup> at 7:00 pm at Yestermorrow**. He also stated that the Town Select Board needed to give its approval and that members of the Select Board should be encouraged to attend the February 9<sup>th</sup> meeting as well.

The Commission then moved onto discussing possible changes to the Land Use Regulations beginning with Article 2, Zoning Districts. Discussion regarding the **Meadowland Overlay District** centered around what if any changes needed to be made, the original purpose and intent of the district, how the district was determined and it's consistency with the current Town Plan. An area of concern was that the way the map is currently depicted, some landowners have non-conforming situations that the Commission felt should be addressed. There was unanimous feeling that, while some clarifications made be needed, no one thought the Meadowlands Overlay District should be made smaller. Since the original map was in the vault, the members voted to table the discussion until they had the map in front of them.

The **Sugarbush Village Commercial District** was discussed as to possible expansion. However, the Commission was not sure what the justification was for expanding the district and asked Mr. Malboeuf to get some more information.

It was determined that the **German Flats Commercial District** needed no changes at this time.

