

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MARCH 27, 2006**

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

Others Present: Sharon Murray, Miron Malboeuf and Ruth Robbins.

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

- 1) Warren Land Use Regulations Update – Phase II
 - a. Drafts: Affordable Housing, Sharon Murray
 - b. Sharon Murray, Recent Drafts
 - c. PC Check List with comments from Conservation Committee (Attached)
 - d. Burnt Rock Billing and Contract remainder and tasks
- 2) Town Garage – Interim Report
- 3) Other Business:
 - i. Review and Approve Minutes 03/13/06

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

The Commission reviewed the Steep Slopes modifications from the last meeting and discussed the status of obtaining maps with contours depicted. It was determined that to get what they really wanted and needed would be an ongoing process and may take some time.

Sharon Murray of Burnt Rock Associates and the Commission members then spent the majority of the meeting going over potential changes/enhancements to the regulations in regards to affordable housing. They discussed the pros and cons of aspects such as modifying lot size requirements to allow greater density, conversions of single family dwellings into multi-family dwellings, more generous waivers for setback requirements, streamlining the review process for affordable housing projects, and how to increase density bonuses for affordable housing. No final decisions were reached, but the Commission did ask Ms. Murray for some draft language to see how it looked.

The Commission reviewed and signed two invoices from Burnt Rock Associates and signed the minutes from the previous meeting of March 13th.

It was decided that Sharon Murray would join the Commission at their next meeting on April 10th.

The members discussed the response to the RFP that was sent out and when they wanted to set up interview time(s). They also stated they wanted to further discuss the possibility of a Design Charette at the next meeting.

The Commission briefly reviewed the comments from the Warren Conservation Committee and agreed they would refer to them as they went through the regulations.

Planning Commission meetings are held every second and fourth Monday of the month and the next meetings are scheduled for Monday April 10th and Monday April 24th.

The meeting was adjourned at 9:53 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Lisa Miserendino date

John Donaldson date

Don LaHaye date

James Sanford date

Mike Ketchel date