

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY APRIL 24, 2006**

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

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
Sharon Murray – Burnt Rock Draft Language
 - Flood Hazard Regulations
 - Memo #4: Language -- Administrative Review
 - Memo #3: Official Map/Trails
 - Memo #2: Edits Affordable Housing modifications
 - Memo #1: Review Steep Slopes draft #2
 - “Other”
- 2) Town Garage – SB Update 4/25/06
- 3) Other Business:
 - i. Review and Approve Minutes 04/10/06

Mr. Ketchel called the meeting to order at 7:35 pm.

The minutes from April 10th were reviewed and signed. Invoice from Burnt Rock was reviewed and signed.

The Commission then spent time going over various aspects of the Land Use Regulations that they have been discussing for modifications with Sharon Murray’s assistance. Ms. Murray briefly went over the inclusion of a request for subdivision plats to be supplied in digital or electronic format (Memo #5 – 4/25/06). She made note of the fact that we would need to supply our GPS standards and that we still need to accept paper and mylar submissions.

Ms. Murray next touched on the topic of Administrative Review modifications and pointed out that specifics should be reviewed by the DRB. The changes to the Flood Hazard Regulations affect Articles 2, 5, 6, 9 and 10 and are mostly semantic and non-substantive. Ms. Murray’s draft is currently with the State for its review. Once again the Commission felt that it was best to postpone any discussion about the draft addressing official maps/trails until current mapping projects are complete and available. The revisions the Commission made to the Steep Slopes section are pending feedback from the DRB.

The Commission spent most of their time discussing additions to Article 4 Specific Use Standards for Affordable and Moderate Income Housing. As Ms. Murray pointed out, the purpose of this section is to address the Town’s affordable housing goals and objectives as outlined in the Town Plan. These changes will provide for detail of the type of development and kind of housing under the Affordable Housing definition. During debate of some of the aspects proposed it was suggested that the Commission have a couple of representatives from the public and /or private sector come and address questions from the Commission as to how affordable housing operates in the “real world”.

The Commission discussed asking to be on the Select Board’s agenda to talk with the Board about the status of the Town Garage project. They also briefly touched on possible candidates for the vacancy that will be created when Mrs. Crandall resigns next month. Mr. Sanford gave a

