

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JUNE 12, 2006**

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

Others Present: Miron Malboeuf, Ruth Robbins and Alex Maclay.

Agenda: Call the meeting to order 7:30

1. Review of input planning sheets for Master Facilities Plan and charrette
2. Review of zoning districts for zoning revisions
3. Review & sign minutes from 5/22/06
4. Other business

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

The Commission began looking at the various zoning districts to see if there was need for any changes or modifications. Under the Forest Reserve District they considered whether or not they needed to change the boundaries and agreed that it should be left as is. In looking at the permitted and conditional uses the Commission agreed that it made sense to allow an accessory use or structure equal to or less than 150 square feet as a permitted use rather than a conditional use. It was also discussed that they should add "energy generating facilities not under PSB jurisdiction" as another conditional use. In turn, "energy generating facility" will be defined and added to definitions under Article 10.

The Rural Residential District was discussed with the emphasis on the conditional uses. They talked about adding duplexes as a conditional use, the definition of a duplex being one building but separate deeds for each unit. This addition would also require that Multi-family Dwellings be clearly defined as anything equal to or greater than three units. A straw vote was also taken to add a 30% maximum coverage requirement for the Rural Residential District.

The members then turned their attention to the homework assignments on gathering background information on the Town facilities. This information that encompasses the description of the facility or parcel, the current users or uses of the facility, the shortcomings, limitations or outstanding features of the facility will all be used as the Commission moves closer to putting together a Design Charrette for a Master Plan for all the Town facilities.

The members signed a letter to Laura Crandall thanking her for her service. The minutes from the last meeting were reviewed and signed. It was discussed that the Commission would continue their Districts review and the facilities information at the next meeting that is scheduled for Monday June 26th. It is also expected that Dave Sellers and Scott Baker will also be at that meeting with a report on their work with the Town Garage project.

The meeting was adjourned at 9:42 pm.

Respectfully submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

John Donaldson date

Mike Ketchel date

Jim Sanford date

John Goss date

Lisa Miserendino date

Don LaHaye date