

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY DECEMBER 18, 2006**

Members Present: John Goss, Don LaHaye, Jim Sanford, Lisa Miserendino, John Donaldson, Nick Morehouse, Mike Ketchel (arr 8:10)

Others Present: Ruth Robbins

Agenda: Call meeting to order 7:30 pm

- 1) Planning Charrette follow-up.
- 2) Review Zoning modifications (Commercial Districts – Spread sheet)
- 3) Review & sign minutes from 12/11/06
- 4) Other business:

Mr. Donaldson called the meeting to order at 7:39 pm.

The meeting started with Mr. Donaldson giving a brief report on the two affordable housing projects in Warren. The Planning Commission had written a letter in support of the “Blue Tooth” project and Mr. Donaldson was happy to report that Housing Vermont had succeeded in securing some funding they had applied for. The town owned property, aka Aldenborgh & Roe, is still being looked at but may not be economically feasible for a true “affordable” housing project due to limitations on the number of home sites.

The next item discussed was the progress of the follow-up on the Charrette. Only two out of the five teams have their reports done and one team only got a copy of the DVD that day. The members spent time discussing what the timeline might be in order to get the reports done, a public hearing and a final recommendation from the Commission to give to the Select Board. Mr. Donaldson said he would take everyone’s suggestions and attempt to outline a plan for the next meeting. As the members get their reports done they were asked to email them around to the other members and the staff. The staff was reminded that the drawings need to be reduced so they can be included in the report.

The Commission also focused on continuing their review of the Zoning Districts to determine if any modifications were needed. They discussed the three commercial districts, German Flats Commercial, Access Road Commercial and Warren Village Commercial. The Warren Commercial District raised the most comment with the debate about whether or not the district should be expanded or not. Two members were asked to put an actual proposal together that showed where it might be expanded and what the performance criteria would be so that the members would have something to work from. The members were also asked to review the worksheet from October 18th 2005 and list those items they felt would qualify as an “administrative” change and to also identify two or three priorities in the regulations that they felt needed to be addressed.

The next Planning Commission meeting is scheduled for Monday January 8th at 7:30pm.

The meeting was adjourned at 9:57 pm with Holiday wishes to all.

