

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MINDAY FEBRUARY 9, 2009**

Members Present: John Goss, Don LaHaye, Jim Sanford, Craig Klofach, Dan Raddock, Lisa Miserendino and Mike Ketchel.

Others Present: David Sellers, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Zoning District Maps (Continued)
2. Smart Growth Update
3. Review & sign minutes from January 26th, 2009
4. Other business

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

The minutes of January 26, 2009 were reviewed and signed. The Commission members then went on to discuss possible changes to the Warren Village Commercial District.

Mr. Ketchel said that he thought there were three aspects of the district to be discussed: the boundaries, the lot sizes and the permitted uses. The question was raised as to whether they should expand the current district or create a new district. To get a sense of how the Commission members felt, they went around the table with each one expressing their view. Some liked the idea of expanding the district with no other changes where others wanted to expand the district but add a residential requirement to the newly acquired area with the current district area being exempt and left as is.

Mr. Sellers added his thoughts saying that issues to take into account were the lot size, number of buildings per lot, required side setbacks, shared parking and a maximum footprint size. Mr. Raddock suggested that instead of a residential component being required, was there a successful way of providing bonuses/incentives that would promote residential space. Several of the members made note that they felt the current WVC District did not need any changes – just any newly added territory. Mr. Sanford commented that increased density was most important to him. Ms. Miserendino expressed concern over higher density eliminating precious small green spaces. After some more discussion the Commission reached a consensus that they would like to see a new district that is adjacent to the WVC District that has minimum quarter acre lots and provides for mixed use activity. Mr. Ketchel and Mr. Raddock said they would take a stab at putting together a draft of what it might look like on paper with allowed use, conditional uses, dimensional standards etc.

Mr. Sellers asked to share his thoughts on the town Library. He specifically wanted to keep alive a discussion of a future more permanent home for the library that is scheduled to relocate to the Town Hall this spring. He said if they don't start now and keep at it, the library's "temporary" move will become more long term than desired. He also complemented the Commission on their putting together and the results produced at the Design Charrette held in November of 2006. He said that the direction that came out of that exercise needed to be followed up on. Mr. Sellers suggested that the PC consider sending out a RFP [request for proposal] asking for ideas about a permanent library. He also suggested looking for a "benefactor" who might help subsidize the creation of a new library. Mr. Sanford and Mr. Klofach were assigned with following up on Mr. Seller's suggestions.

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The members reviewed an email from Ms. MacKay of SmartGrowth giving the PC an update on their progress. She asked for confirmation of the PC's desire to pursue a State Village Center Designation and if yes, letting them know of the process and getting it in front of the Select Board. The Commission also reviewed the Pre-Disaster Mitigation Plan and they were told to let staff know if they had any suggested additions or changes.

The next scheduled meeting of the Planning Commission is for Monday February 23, 2009 at 7:30 pm. Since that is school vacation week, Mr. Raddock was not sure of his availability. Mr. Ketchel adjourned the meeting at 9:17 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Jim Sanford date

Mike Ketchel date

Craig Klofach date

Don LaHaye date

Dan Raddock date

Lisa Miserendino date

John Goss date