TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MARCH 23, 2009

Members Present: Craig Klofach, John Goss, Lisa Miserendino, Jim Sanford, Mike Ketchel, Don LaHaye and Dan Raddock (arr: 8:25).

Others Present: Rudy Elliot, Alice Cheney, Sue Carter, Raymond & Marcella Gratton, Lucy O'Brian, Dorothy Tod, David Sellers, Paul Hanke, Miron Malboeuf and Ruth Robbins.

1. Agenda: PC Comments on Draft Zoning bylaw changes
   - Articles 4 & 8
   - Table of Permitted and Conditional Use in each of the zoning districts.

2. Updated Draft of Warren Village Mixed Use District: Permitted Uses, Conditional Uses and District Standards

3. RFP for design of permanent home - Warren Library

4. Review plans for Municipal Building Reconfiguration

5. Other business:
   Review & sign minutes from March 17th, 2009

   Fluvial Erosion Hazard information: Schedule a meeting with Friends of the Mad River to discuss FEH study and map
   (Also included would be: Ned Swanberg, Flood Hazard Map Modernization Program Coordinator; and Shayne Jaquith, River Management Program scientist)

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

The first item of business was going over the proposed changes to Article 4 and Article 8 as presented by SmartGrowth at the last meeting. Some changes/corrections were given at that meeting but Ms. McKay wanted the members to have another opportunity to offer changes. There were no other changes noted. In addition, the members reviewed the map SmartGrowth had prepared for the Village Center Designation application. The only comment was from village property owner Ms. Carter who pointed out that her parcel delineation appeared to be misrepresented.

The discussion then turned to a draft of proposed uses and standards for a possible new zoning district currently being referred to as the Warren Village Mixed Use District. There were several members of the public in attendance and the Commission began their discussion by asking for their comments.

While there were those who thought that a reduced minimum lot size would be a good thing and would help to create infill and some housing affordability, there were many who felt it was way too small as it could reduce the amount of green space, kill off existing mature trees, and change the character of the village which they like just as it is. Any reduction in setback requirements was also discouraged by many of those in attendance but it was pointed out that several properties probably already were non-conforming with current setback standards.

Other comments included the increase in the number of part-time village residents that the village seems to have one-half the density that it used to have, smaller lots would allow for less expensive development, and that being a sleepy little village was just fine. The suggestion was

made that an inventory should be made of all the mature trees in the village as well as any other significant natural features. When asked where the audience would like to see new development, they suggested up in the direction of East Warren. The Commission explained that they were attempting to craft a situation that would allow the maintenance of residential living while fostering additional business opportunities that are currently limited under the regulations. Several of the townspeople, though not all, reiterated that they were not in favor of any changes – that they liked the village just as it is.

The Commission then discussed the proposed standards amongst themselves. Ms. Miserendino expressed concern about decreasing any of the dimensional standards [setbacks, lot size] as it would decrease the amount of green space and views to the river. The question was raised as to what actually existed as to setbacks and lot size as some of the lots are pre-existing/non-conforming with the current regulations. Ms. Miserendino said that she would attempt to do some measuring of the distances between buildings in the village to help the Commission gain some perspective. Mr. Raddock asked if the Commission might consider exempting certain uses from the residential requirement as it may not make sense, such as with a church or community center. After some brief discussion the members decided to delete the standard for 'street connectivity'. It was explained that the standards under 'parking location' was to hopefully avoid any reoccurrence of the existing parking situation in front of the Warren Store or Post Office. One person suggested that under 'scale of construction' that maybe a list of elements that one had to pick a minimum from would work well. Mr. Sanford said that the 'design standards for dwellings' left a lot open to interpretation.

The members took a look at DPW Simpson's plans for the reconfiguration of the Municipal Building as a result of the Library move. Some members had some questions about the plans and it was suggested that Mr. Simpson be invited to the next PC meeting on April 13th. Mr. Malboeuf also added that the Friends of the Mad River also wanted to get on the PC's agenda and it was determined that they would be invited for the April 27th meeting.

The minutes from the previous two meetings were approved and signed. The next scheduled meeting of the Warren Planning Commission is scheduled for Monday April 13, 2009 at 7:30 pm.

Mr. Ketchel adjourned the meeting at 9:43 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

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Jim Sanford	date	Mike Ketchel	date
_____		_____	
Craig Klofach	date	Don LaHaye	date
_____		_____	
Dan Raddock	date	Lisa Miserendino	date
_____			
John Goss	date		