

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY APRIL 27, 2009**

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

Others Present: Alice Cheney, Sue Carter, Ned Swanberg, Shayne Jaquith, Caitrin Noel, Brandy Saxton, Noelle MacKay, Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm.

1. SMARTGROWTH VERMONT (final draft of bylaw revisions)
2. FLUVIAL EROSION HAZARD INFORMATION & REGULATIONS, discussion of FEH study and map
(Caitrin Noel, Friends of the Mad River, Ned Swanberg, Flood Hazard Map Modernization Program Coordinator; and Shayne Jaquith, River Management Program scientist)
3. Other business:
Review & sign minutes from March 23rd, 2009

Mr. Ketchel called the meeting to order at 7:37 pm.

Ms. MacKay and Mr. Malboeuf reported on their meeting with the Vermont Downtown Development Board regarding the Town's application for Village Center Designation for Warren Village. The Board reviewed the application, asked few questions, and in roughly ten to fifteen minutes gave approval for Warren Village to have Village Center designation. This will allow the Town to apply for a Vermont Neighborhood Designation for the purposes of fostering affordable housing.

Brandy Saxton, AICP of Pace Sense and Noelle MacKay of SmartGrowth then reviewed the draft of proposed changes to Articles 4, 8 and 10 of the Warren Land Use and Development regulations. Affordable Housing was added as a specific use under Article 4, and the PUD standards in Article 8 were also modified. In Article 8 the attempt was made to enhance the density bonus to help encourage housing affordability and a new rural hamlet standard, "Wooded or Agricultural Enclave Conservation Cluster", was added to the existing Crossroad Hamlet and Farmstead Cluster. A Mixed Use definition was drafted to be added to those Districts where appropriate. The PC members gave their input, eliminating sections not needed and giving their ok on language they thought should be included.

The second half of the meeting was spent listening to presentations on fluvial erosion hazards given by Ned Swanberg, Flood Hazard Map Modernization Program Coordinator for the State of Vermont and Shayne Jaquith, River Management Program scientist also with the State. The presentations covered how rivers behave and what determines a fluvial erosion hazard area. The State has drawn up a draft map of possible fluvial erosion areas and it is hoped that towns will adopt the states model language to include these areas by the deadline set for March 2010.

The minutes from the previous meeting were reviewed and signed. Ms. Cheney had sent a letter via email asking to have her arborist speak to the Commission regarding older trees and their survival on smaller lots. The members agreed that he could be put on the agenda on either of the May meetings. The dates for the May meetings are Monday May 11th and Monday May 18th. Mr. LaHaye said he would be unavailable for the May 11th meeting.

Mr. Ketchel adjourned the meeting at 10:15 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Jim Sanford date

Craig Klofach date

Don LaHaye date

Dan Raddock date