

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY MAY 11, 2009**

Members Present: Mike Ketchel, Craig Klofach, Lisa Miserendino, Jim Sanford, Dan Raddock.

Others Present: Sue Carter, Alice Cheney, Rebecca Peatman, Miron Malboeuf and Ruth Robbins.

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

1. Review Final Drafts - Smart growth
2. Warren Land Use & Development Regulations Re:
 - a. FEMA MAPS
 - b. FEH, (Fluvial Erosion Hazard Information & Regulations)
3. Village Center Designation: next steps
4. Other business: Review & sign minutes from April 27th, 2009

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

The first item of business was the review of the final edits to the proposed changes to the Land Use and Development Regulations. Items that were discussed for further change/modification or addition were as follows: a definition for "guest house"; a parking requirement for a *rental apartment* added to Table 3.1; deletion of item (1) under Section 4.1 (A).; minor wording changes in items (2) and (3) of Section 4.1 (A); and elimination of the definitions for attic, story and basement.

The commission then briefly discussed the next steps on the requested FEMA changes as well as the member's thoughts on the presentation given at the previous meeting on Fluvial Erosion Hazard areas. As there are pros and cons to the inclusion of a Fluvial Erosion Hazard area, Mr. Ketchel suggested that each member give it some thought and that they should also think about having those homeowners effected by such a designated area to attend a future meeting for their input as well.

With the receipt of the State's Village Center Designation, the Commission noted that their next step would be applying for a Neighborhood Center Designation in an effort to promote some affordable housing development specifically in the area of the Town Garage which hopes to relocate. Mr. Malboeuf said he thought that SmartGrowth would be interested in assisting the Commission on the application for the Neighborhood Center Designation.

The members reviewed and signed the minutes from the previous meeting. In other business they took a look at the maps prepared by ArrowWood Environmental that were done as a result of their inventory of the natural elements in the Town of Warren. There were three maps: Wetland Natural Communities, Wildlife Habitat Features and Upland Natural Communities.

The next meeting of the Planning Commission is scheduled for Monday May 18th, as the fourth Monday of the month is the Memorial Day holiday. Mr. Ketchel adjourned the meeting at 9:37 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING 5/11/09

Mike Ketchel date

Jim Sanford date

Craig Klofach date

Lisa Miserendino date

Dan Raddock date