

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY JULY 13, 2009**

Members Present: John Goss, Craig Klofach, Don LaHaye, Lisa Miserendino, Jim Sanford and Dan Raddock (arr. 7:47pm).

Others Present: Miron Malboeuf and Ruth Robbins.

Agenda: Call meeting to order, 7:30 pm

1. Warren Land Use & Development Regulations – Meadowland Overlay District. (Jim Sanford & John Goss)
2. Review modifications to Access Road Commercial District(Staff)
3. Review schedule of zoning topics assigned to meeting dates (Objective to complete Review by Thanksgiving.)
4. Other business:
 - Review Request from Verizon/Murphy Sullivan & Kronk
 - Review & sign minutes from June 22nd, 2009

Mr. Sanford called the meeting to order at 7:32 pm.

The first topic of discussion was a review of the Meadowland Overlay District and what if any changes/modifications the Commission thought were needed. Mr. Malboeuf gave a brief history of the creation of the district and how it was mapped. Meadowland was determined by what was once open land and prime agricultural soils or farmlands. In discussion it was stated that any changes would be a huge undertaking and that what they currently have is a good representation of agricultural lands and open space.

The Commission then reviewed a draft of the changes they had discussed making to the Access Road Commercial District. They approved a minor boundary change, added two conditional uses (hotel and PUD), and required that any PUD or multi unit development in the district supply a landscaping plan that provides screening from Rte 100. A minor adjustment to the wording of the purpose was also approved.

The schedule and list of topics and member tasks were gone over covering the period from July to October. The Commission has set a goal of completing the zoning regulation review/changes for Thanksgiving. The schedule and topics will be updated as necessary at each meeting.

In other business Mr. Malboeuf brought up the letter from Verizon Wireless for an amendment to the zoning bylaws in order to allow the installation of a cell tower off of Village Run Trail, east of the Green Mountain National Forest. The location that Verizon needs for the cell tower would currently be located in the Sugarbush village Residential District which does not allow telecommunications as a conditional use. It is being proposed that the boundary for the adjoining Forest Reserve District be moved in a southeast direction to encompass the desired location. The Forest Reserve District does allow telecommunications as a conditional use with review and approval by the Development Review Board.

The minutes of June 22, 2009 were reviewed and signed. The next meeting of the Warren Planning Commission is scheduled for Monday July 27, 2009 at 7:30 pm.

Mr. Sanford adjourned the meeting at 8:36 pm.

TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING – 7/13/09

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Jim Sanford date

John Goss date

Craig Klofach date

Lisa Miserendino date

Dan Raddock date

Don LaHaye date