

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY AUGUST 10, 2009**

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Sugarbush Village Residential District
2. Consistency of zoning districts purpose statements with the Town Plan.
3. Possible revisions to TDR receiving districts
4. Other business:
 - a. Review & sign minutes from July 27, 2009
 - b. Review proposed parking plan for town hall

Mr. Ketchel called the meeting to order at 7:34 pm.

The first topic of discussion was a review of the Sugarbush Village Residential District uses and standards under Article 2 Table 2.4 of the Warren Land Use and Development Regulations. The consensus of the members was that design standards of any type were not appropriate for this district, the minimum lot size was fine as were the other dimensional standards. It was noted that this was a high density district with several pre-existing non-conforming situations. There was also some brief discussion about changing the western boundary of the district to allow the installation of a cell tower. In summary, the Commission felt that how the District was defined was good.

Mr. Ketchel gave his report on the consistency (or not) of the Purpose statements for each of the zoning districts with what is stated in the Town Plan. The Sugarbush Village Residential District seemed to have a better and more accurate purpose in the zoning regulations and Mr. Ketchel suggested they make a note of improving what they had in the Town Plan when they do their review next year. Mr. Ketchel also noted that there were some errors in the text of the Town Plan regarding the Airport commercial District and the Bobbin Mill Commercial District on pages 10-11 and 10-12 that needed to be corrected. There was some discussion about possibly expanding the German Flats Road Commercial District at the intersection of GFR and the Access Road.

The minutes from the July 27, 2009 meeting were reviewed and signed.

The Commission reviewed two proposed options for a parking plan next to the Town Hall that was prepared by Mr. Simpson. The members agreed that they liked a "combination" of the two plans: the parallel parking next to the Town Hall in Plan A and the parking in front of the old barn/shed in Plan B. The parking from Plan B will require some involved site work due to a water line that will need additional insulation. The Commission also suggested that the Town consider making the drive through the municipal buildings be designated one-way – which way is up to Mr. Simpson and the Select Board.

In other business Mr. Raddock asked if the discussion about possible design standards could continue or if the majority of the Commission felt it was a dead issue. After some conversation it was concluded that it might be appropriate to include a discussion of design standards when reviewing the Town Plan next year. It was also noted that Mr. LaHaye was responsible for getting Warren the traffic a speed counters for use in the village from the CVRPC. (Thank you, Don!)

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The meeting was adjourned at 8:53 pm. The next scheduled meeting of the Planning Commission is on Monday August 24, 2009 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

John Goss date

Craig Klofach date

Don LaHaye date

Dan Raddock date