

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
MONDAY AUGUST 24, 2009**

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

Others Present: Miron Malboeuf and Ruth Robbins.

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

1. Rural Residential District: presentation re: Density & Dimensional allowances especially in regard to housing affordability by Lisa and Craig.
2. Possible revisions to TDR receiving districts.
3. Discussion of warren traffic counts & status of cross walks.
4. Status of discussions with Conservation Commission re: Zoning Regulations and Town Plan Update.
5. Other business:
 - a. Review & sign minutes from August 10th, 2009
 - b. Review Town Plan Maps

Mr. Ketchel called the meeting to order at 7:35 pm.

The first item up for discussion was the Rural Residential District and what if any modifications might need to be made. The main issue discussed was whether or not the minimum lot size should be changed. With recommending a reduction of the minimum lot size in the Warren Village Residential District to encourage density in an area where there are services, the thought was to increase the minimum lot size in the Rural Residential District to discourage "sprawl" and help maintain the rural Vermont countryside. The question was raised asking if there weren't some other areas that we could encourage density/growth other than just Warren Village as the Village had some physical limitations with the river on one side and significant slopes on the other. In looking at the map, there were some obvious areas of density such as the VIP Road area, an area adjacent to the airport, Prickly Mountain, and the Upper, Middle and Lower Pines Roads area off of the Access Road.

The question was posed that if we had a larger minimum lot size in the RR District, would that in turn help to encourage the development of PUDs? Would it be desirable, with a larger minimum lot size, to sweeten the bonus incentive for affordable housing development? One member said he thought most affordable housing would be found in accessory dwellings, not multiple unit developments. Another thought that many with accessory dwellings were reluctant to rent them. It was determined that it would be helpful to have an analysis of the lot sizes in the various districts; i.e. how many one acre lots in the RR District, how many three to five acre lots etc. Mr. Malboeuf said he would see about getting that data. A brief discussion debated the merits of a three acre versus a five acre minimum lot size in the RR District. All in all, the members were leaning in the direction of increasing the minimum lot size but wanted to see more information (inventory of various size lots per district) before making a recommendation. The Commission also discussed looking closer at certain areas outside of the village where increased density might make sense and considering "sub zones" or creating exemptions.

The members discussed Transfer Development Rights (TDR) and how they might be used more effectively. One suggestion was to allow TDRs within the Rural Residential District in conjunction with the Meadowland Overlay District, with the goal being the continued preservation of open

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meadowland and the encouragement of denser, possibly affordable housing. Again, it will help to see an inventory of the lots in the RR to see if this approach might be beneficial.

The Commission was updated by Mr. Ketchel on the SRTS program, specifically the status of the proposed crosswalks. It seems that the State requirements for crosswalks call for a sidewalk or some "safe area" from which to cross to and from. As the Village does not have sidewalks in the areas where the crosswalks are proposed, the SRTS Committee is back to square one. However, the initiative to have speed signs installed to help calm the traffic in the Village is still moving forward.

In other business the PC signed the minutes from the previous meeting and briefly discussed Verizon's request for a Zoning District boundary change in order to erect a cell tower at the top of Sugarbush Village. The Conservation Commission has requested electronic copies of the zoning regulations as they are working on some proposed changes they want to recommend regarding the protection of wildlife habitat areas. The PC authorized staff to share the documents and looks forward to seeing what the CC is proposing. The next meeting of the Planning Commission is scheduled for Monday September 14, 2009 at 7:30 pm.

Respectfully Submitted,

Ruth V. Robbins
DRB/PC Assistant

Planning Commission

Mike Ketchel date

Don LaHaye date

Craig Klofach date

Lisa Miserendino date

Dan Raddock date

Jim Sanford date