

Town of Warren Planning Commission Report Municipal Plan Update

The draft 2018 Warren Town Plan is consistent with the 14 state planning goals established in 24 VSA §4302 as demonstrated on pages 2-4 of the plan. It includes a new future land use map on page 73 (the prior plan used the zoning map as the future land use map) and land use planning areas, but the overall land use policies remain essentially unchanged from the prior plan as detailed below :

Warren Village is envisioned to remain a mix-use village center with a distinct historic character and sense of place. It is included in the Village land use classification on the future land use map.

Alpine Village will continue as a higher-density residential neighborhood. It is included in the Residential land use classification on the future land use map.

Sugarbush Village and Lincoln Peak Base Growth Area continues to be identified as one of Warren's primary growth areas and the focal point for the Valley's tourism industry. It includes land in both the Mixed Use and Residential land use classifications on the future land use map.

Rural Countryside. The majority of land in Warren is envisioned to remain rural. Rural lands are divided into three classifications on the future land use map – Rural Residential, Rural Working Lands, and Forest and Conservation. These three classifications reflect the suitability and availability of rural land for development (other than farming, forestry and recreation uses). The Forest and Conservation area includes public and conserved lands generally not available for future development. The Rural Working Lands area includes active farmland, open meadows and/or primary agricultural soils, most of which is within Warren's Meadowland Overlay district (which guides development off these lands). The Rural Residential area reflects the rural lands with the fewest constraints to low-density residential use.

Commercial Nodes. This land use planning area encompasses two locations in town that have long been industrial – the Sugarbush Airport and the Bobbin Mill – and includes them in the Business land use classification. The plan envisions that these two areas will continue to be used for light industrial use similar in intensity and scale to their current use. A third commercial node is located at the intersection of Route 100 and the Sugarbush Access Road, and that area is included in the Mixed Use classification. This area is envisioned to remain a commercial area but with improved site design and landscaping to enhance its function as a gateway.

The proposed changes to the Warren Plan are refinements of long-standing community goals and stated policies. They are not anticipated to have substantial new or different impacts on traffic, the need for public facilities or the municipal tax base.

The Warren Planning Commission

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The Town Plan draft can either be reviewed at the Warren Municipal building or online at www.warrenvt.org.