

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday April 22, 2019**

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Members Present: Mike Bridgewater, Jim Sanford, Randy Graves, Mike Ketchel, Camilla Behn and Dan Raddock.

Others Present: Ruth Robbins and Brandy Saxton.

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

Call the meeting to order 7:30.

1. Public Comment
2. Discussion of the LUDR Audit w/ Brandy Saxton of PlaceSense
3. Review Draft of procedure(s) for receipt of gifts/memorial requests
4. Review and sign minutes of 04/08/19
5. New/other business

The meeting was called or order at 7:32 pm.

There was no public comment.

Ms. Saxton started the discussion of the audit she performed on the Land Use and Development Regulations [LUDR]. She commented that the current regulations seemed to have been written a while back with certain development expectations that have either not happened or have certainly changed. She continued to say that as written there is complexity to the standards that may not need to be addressed in the current environment. It was then suggested that they start in on the various areas that Brandy outlined in her audit. The way she set up the audit was to create headings that follow the updated 2019 town Plan and its strategies. The headings are as follows: Farmland Conservation, Natural Resource Protection, Riparian Areas, Stormwater Management & Erosion Control, Rural Character & Compatibility, Site Plan and Performance Standards, Administration and Process, Subdivision and Density, Trails and Pedestrian Access, Roads and Access Management, Flood Resilience, Source Water Protection, Commercial Uses, Efficiency, Conservation & Renewable Energy, Housing and Zoning Map.

The PC started with Farmland Conservation where Ms. Saxton shared with them Act 143 which the State enacted to promote and facilitate the economic viability of farms by permitting “accessory on-farm businesses”. She said that the Act was pretty broad, lenient, but that municipalities could apply performance standards such as parking, landscaping, traffic, lighting, and signage. The Natural Resource Protection section brought up the use of maps and the DRB having more involvement with the Conservation Commission when called for. Riparian Areas brought up the State’s new “River Corridor” overlay which includes the existing Fluvial Erosion Hazard area and expands the acknowledgement and protection of not only the Mad River but many of the contributing streams that feed into it. Stormwater standards/mitigation was also discussed as it is a top priority at the State level to improve our water. Ms. Saxton said the first change should be to move the stormwater standards out of the subdivision chapter and into the general standards that apply to all development. Ms. Saxton then spoke about Site Plan and Performance Standards and how it is different from Conditional Use. She explained that site plan review focuses on the internal design and function of the overall site whereas conditional use review speaks more to the compatibility with and impacts on the surround property or neighborhood. Additionally, adding a site plan review that is separate from conditional use with

improved site plan standards would allow for a more streamlined review and permitting process. As it was getting late, the discussion wrapped up with Ms. Saxton adding that definitions could be improved and expand

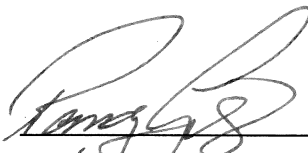
A review of a draft of procedure(s) for receipt of gifts/memorial requests was continued until the next meeting. Ms. Robbins shared with the Commission her meeting with Ms. Wade on April 9<sup>th</sup> regarding the resort's preliminary plans for some employee housing. There was brief discussion about the options explored and the members said they'd like to have Ms. Wade join them at the next meeting to discuss how best to move forward. The minutes of the April 8<sup>th</sup> meeting were reviewed and signed.


The meeting was adjourned at 9:53 pm.


Ruth V. Robbins

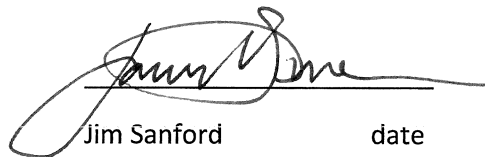
PC Coordinator

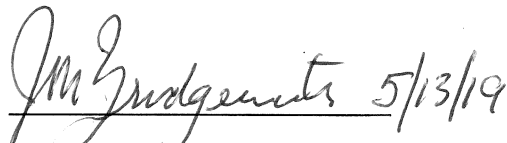
**Planning Commission**

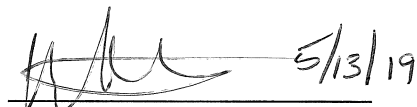
  
Randy Graves                      date                      05/13/19.

  
Camilla Behn                      date                      5/13/19

  
Dan Raddock                      date                      5/13/19

  
Jim Sanford                      date                      5.13.19

  
Mike Bridgewater                      date                      5/13/19

  
Mike Ketchel                      date                      5/13/19