

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday May 13, 2019**

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

Others Present: Ruth Robbins and Margo Wade.

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

Call the meeting to order 7:30.

1. Public Comment
2. Discussion with Margo Wade, Director of Planning and Regulatory Compliance for Sugarbush, regarding employee housing
3. Review Draft of procedure(s) for receipt of gifts/memorial requests
4. Review and sign minutes of 04/22/19
5. New/other business

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

There was no public comment.

The PC asked Ms. Wade to come and continue the discussion about the resort's need for employee housing. The PC indicated at the last meeting with Ms. Wade that they would consider making an amendment to the Land Use and Development Regulations [LUDR] to facilitate their need. Several of the PC members had some additional questions that were focused on the long-range, the big picture, as to how the employee housing would contribute to the town should the need for them diminish or go away. Ms. Wade said that they expected to need employee housing for some time to come, that though no one has a crystal ball, how much climate change may or may not affect the northeast is not clear, and that what we have seen so far the future in "our lifetime" seems to be ok. She also noted that skier visits were up this year and the highest ever. One of the PC members asked how pay for the seasonal workers has increased over the past nine or ten years. Ms. Wade replied that for a first year unskilled laborer it starts at \$10-\$10.50/yr. The housing that they supply for these workers takes into account what they make and they charge them for their lodging accordingly. As contrast it was noted by one of the PC members that Mr. Schwartz of the Mad River Planning District had told them that based on the rental pool in the valley it would cost someone a minimum of \$22.50 to live in the valley.

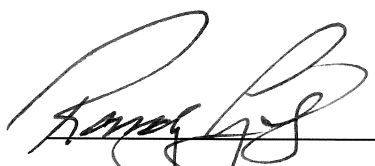
The conversation then moved on as to how to amend the Land Use and Development Regulations in such a way that would not only help the resort but also make sense in the long run. Ms. Wade suggested that they keep it simple and look at the existing definition of a Boarding House , which Zoning District allow them, and then adjust [or not] the maximum number of boarders allowed based on the district. Currently the Boarding House definition states that it is more than three but less than eight boarders. Ms. Wade has requested that it be no more than 30 in a couple districts as they have found in places they have rented that 25 to 30 people seems to be the most ideal and manageable for that type of living arrangement. The discussion concluded with Ms. Wade saying she would draft a proposal for the PC's consideration.

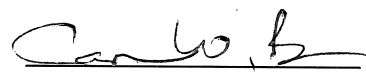
The Commission discussed briefly the Memorial Donation & Gift Program draft, reviewed and signed the minutes of 4/22 and adjourned the meeting at 9:37 pm.

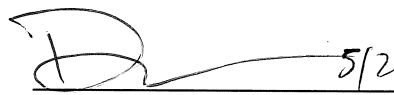
Ruth V. Robbins

PC Coordinator

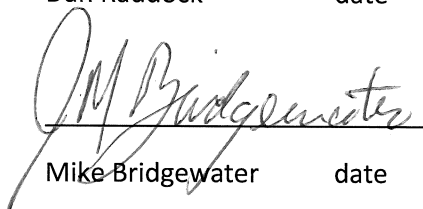
**Planning Commission**

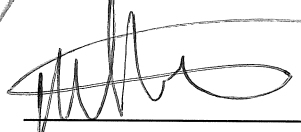
 05/27/19  
Randy Graves date

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Camilla Behn date

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