

Town of Warren
Planning Commission
Minutes of Meeting
Monday April 13, 2020

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

Others Present: Brandy Saxton, Rod Francis and Ruth Robbins.

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

NOTE: this meeting was held electronically via Google Meet.

Regular Meeting:

1. Brandy Saxton/Rod Francis of PlaceSense, continue review of Chapter 3 Development Standards – specifically Sec 320.
2. Review and sign minutes
3. New/other business

The meeting came to order at 7:36.

The meeting started with Ms. Saxton and Mr. Francis giving the PC members their critique of what they found in looking back at the permits for the development over the past 20 years that has occurred at Sugarbush. With many changes having occurred during that time period they wanted to know if the PC thought now might be an opportune time to require the resort to update their Master Plan. They also said that there could be an interim moratorium as a way to transition from the old regulations to the new if necessary.

They also had concerns about how the permitting had been done as there seemed to be no time limit on their validity which does not conform to the current regulations. If zoning permits are not issued concurrently with the DRB approvals then the DRB needed to specify a phasing schedule for the approval in their decision. The only time factor noted for phasing of the development was for “when it would be supported by market demands”. Ms. Saxton and Mr. Francis strongly suggested that the Town get a legal opinion on the permits/approvals given as to their validity. With there being “conceptual or partial” approval for the remaining elements [Phase II C-E], these need to be determined as whether or not they are legally binding on either party. With this situation, there needs to be either a mechanism in the updated regulations that allows the resort to proceed in some manner consistent with the existing approvals or the requirement for a new resort Master Plan that would “reset” the approvals/permits going forward. In additional discussion, a poll was taken of the PC members as to which direction they were inclined to go at this moment and all the members agreed that a reset with a clean slate would be their preference.

Considering the current situation with COVID-19, the PC said that incurring legal costs at this time might not be doable. However, it was agreed upon that there was plenty of standards and uses yet to be reviewed and that they could work around that section of the proposed ordinance and wait and see how things played out over the next couple of months.

Ms. Robbins told the members that she would get the minutes to them for electronic signatures. With no other business, the meeting adjourned at 9:16 pm.

Ruth V. Robbins
PC Coordinator

Planning Commission

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

Others Present: Bill Saxton, Rob Frank and Ruth Riddick.

Camilla Behn date

Mike Bridgewater date

Randy Graves date

Dan Raddock date

Mike Ketchel date

Jim Sanford date

Considering the current situation with COVID-19, the PC said that incurring legal costs at this time might not be possible. However, it was agreed upon that there was plenty of standards and uses yet to be reviewed and that they could work around that section of the proposed ordinance and wait and see how things played out over the next couple of months.

Mr. Robbins told the members that she would get the minutes to them for electronic signatures. With no other business, the meeting adjourned at 5:18 pm.