

no new to know,
no new community
gains to announce
GDS, vs draft zoning
inclusionary zoning

Town of Warren
Planning Commission
Minutes of Meeting
Monday June 22, 2020

Members Present: Jim Sanford, Mike Ketchel, Dan Raddock, Randy Graves 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 of PlaceSense, continue review of Chapter 3 Development Standards, Section 330 Subdivision Standards.
2. Formerly interview and decide to recommend Jennifer Faillace to fill the vacancy left by Alison Duckworth.
3. New/other business

The meeting came to order at 7:50 pm.

Under Chapter 3, Development Standards, Section 330 Subdivision Standards the PC members and Ms. Saxton and Mr. Francis went over the following items: Pre-Development Site preparation, Suitability of the Land, Protection of Natural Resources, Capability of Community Facilities and Utilities, Provision of Necessary Improvements, Lot Design and Configuration and Design and Layout of Necessary Improvements. One of the items discussed was either formally adopting of the Warren Natural Resource Inventory or using the VT State ANR Atlas, the latter being more widely accepted and better for legal use. Overall, there were no extreme changes but instead significant more specificity and detail. It will clearly let those who may seek a subdivision what is expected.

Section 340 Planned Unit Development [PUD] Standards was also reviewed. Again, more detail and specificity was proposed in the language and the former "types" of PUDs was simplified into only two broader types which should make it much easier than before to evaluate when reviewed by the DRB.

Ms. Saxton and Mr. Francis asked to skip a meeting to have the time to work on a cleaner draft based on the comments/feedback during this first round of review. They would reconvene with the PC at the July 27th meeting.

Though it was planned to have Ms. Faillace meet with the PC there must have been a miscommunication as she was not available. The members said that even though they wouldn't be meeting with the consultants on the LUDR that they wanted to meet with Ms. Faillace at their next meeting on July 13th. It was also suggested that they could take some time to discuss some of the issues that have come up during the LUDR review that needed further discussion or discuss the Housing Report presentation they attended with the Select Board on June 16th.

The meeting adjourned at 9:22pm.

Respectfully submitted

Ruth V. Robbins
PC Coordinator

Planning Commission

Randy Graves date

Mike Bridgewater date

Jim Sanford date

Dan Raddock date

Mike Ketchel date

Section 340 Planning and Development (P&D) standards as they currently stand were developed in the following order of priority:
1. ANR Attest (if listed); 2. Widely accepted and well tested (if ANR Attest is not available); 3. Reasonable and acceptable (if ANR Attest and widely accepted are not available); 4. Other (if reasonable and acceptable is not available).

Section 340 Planning and Development (P&D) standards as they currently stand were developed in the following order of priority:
1. ANR Attest (if listed); 2. Widely accepted and well tested (if ANR Attest is not available); 3. Reasonable and acceptable (if ANR Attest and widely accepted are not available); 4. Other (if reasonable and acceptable is not available).

Section 340 Planning and Development (P&D) standards as they currently stand were developed in the following order of priority:
1. ANR Attest (if listed); 2. Widely accepted and well tested (if ANR Attest is not available); 3. Reasonable and acceptable (if ANR Attest and widely accepted are not available); 4. Other (if reasonable and acceptable is not available).

The following standards are:

Respectfully Submitted

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PC Coordinator
Randy A. Raddock