

Town of Warren
Planning Commission
Minutes of Meeting
Monday March 9, 2020

**Town of Warren
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Minutes of Meeting
Monday October 26, 2020**

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

Others Present: Ruth Robbins and Carol Chamberlin.

Agenda:

1. Continue review of Land Use and Development Regulations.
2. New/other business

The meeting came to order at 7:30 pm.

There was some discussion regarding the changes to regs covering changes to non-conforming structures and uses. It was agreed that the new language had covered this issue as intended, with no expansion of either footprint or building height allowed.

Requirements for Resort Master Plans were reviewed. It was determined that PlaceSense should be consulted to determine if the optional Specific Plan is the only method for including phasing, or if a general Master Plan may include phases. It was also decided to propose to PlaceSense that the 8-year review requirement timeline be changed to 5 years, as the more frequent review should not prove onerous for the resort and would be beneficial in keeping up with any changes in plans, as regulations and potential impacts may change more rapidly.

Accessory Dwelling Units were discussed, and it was pointed out that while only one ADU is allowed for each single family dwelling on a lot, multi-family dwelling standards would be used for higher lot density. It was noted that Brandy of PlaceSense had advised that, while towns may create ADU sizes or densities that exceed what is mandated by state statute, they will not be treated with the same deference. Brandy believes it is best to stay in line with the state's mandate of one unit per dwelling and 30% square footage. Kaziah (Housing Coalition) will be present at the next meeting for further discussion of this topic.

Electronic signs were considered next. There was agreement that the 12-square-foot maximum size was too large, and questions arose regarding computer monitors with a changing display of options (e.g., in real estate office windows). It was decided that both topics should be discussed further with PlaceSense. It was questioned whether a vehicle charging station with bright LED lighting such as the one recently installed in Waitsfield would need to be/could be toned down to 20 lumens at night.

The removal of 'invasive/nuisance' species in wetland and stream buffers was discussed; clarification of the definition of 'nuisance' is needed. Ruth offered to research potential definitions.

The River Corridor map is not yet included in the draft materials; Ruth will obtain one. It was noted that the maps and related overlays should all have the same names for clarity.

Upcoming meetings: Kaziah (MRV Housing Coalition) will be present on 11/9, Margo (Sugarbush) on 12/14 to provide input on the draft Regulations; Ruth will reach out again to the DRB, CC, and Friends of the Mad River to determine their interest in attending an upcoming meeting.