

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday January 25, 2021**

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Members Present: Mike Bridgewater, Jennifer Faillace, Mike Ketchel, Dan Raddock, and Jim Sanford (Chair).

Others Present: Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary).

Agenda:

1. Report from Dan & Ruth re: meeting with Joshua Schwartz
  - a. MPG outreach items
    - i. Documents for print or electronic use [VR, Web, FPF]
    - ii. Web presence for LUDRs [town site, FPF, dedicated LUDRs website]
    - iii. Use of MRVTV or WMRW radio
2. Ruth to provide update from Brandy
3. New/Other business

The meeting came to order at 7:34 pm.

**MPG Outreach Items**

Ruth, Dan, and Jim reported on their meeting with Joshua Schwartz regarding the implementation of the next phase of the LUDR rewrite, which is raising awareness among residents that there is a comprehensive revision taking place and letting people know there will be opportunities for input on the proposed Regulations.

Providing information through the Valley Reporter, Front Porch Forum, WMRW radio and MRVTV were all discussed. Joshua expressed that he did not believe posters would be an effective means of communication. It was agreed that VR article(s) and FPF post(s) would be a place to provide a summary of what the major changes in the proposed Regulations are, along with the reasoning behind those changes. There was consensus that working with MRVTV would also be useful, and that any use of radio or tv would be to present information rather than provide an avenue for feedback. Dan pointed out that not every communication strategy listed in the grant application needed to be used, as that narrative was providing more a of general sense of the possible methods to be used.

Commission members agreed that it will be important to use the Town web site to both provide information and gather feedback. Logistics of keeping the page updated were discussed, and it was decided that creation of a separate sub-site dedicated to the LUDR changes would be best. Mike K. offered to get the site set up and work with GMAVT to get it hosted. The URL agreed upon is [planning.warren.org](http://planning.warren.org). Ruth will also check with PlaceSense regarding the cost for having them host a page for this, as they did with Londonderry.

It was agreed that moving forward, the PC meetings will be recorded and provided to MRVTV for airing.

Jennifer noted that public display of posters should not be ruled out completely as they could be an avenue to reach people who otherwise not be aware, and that she is willing to work with Ruth to get something designed that will draw people's attention and point them to the web site.

She also reminded the group of the ability to provide comments on the PlaceSense-hosted Londonderry page, and it was agreed that this was a useful feature.

### **PlaceSense Updates**

Brandy and Rod have been consulted about outreach, and have spoken of the need for a broad overview as well as mission statement related to the new version of the Regulations. Commission members agreed that it would be best to have Brandy compose a written summary and draft some highlights for use in publicizing the Regulations prior to and during the adoption process.

Ruth reported that Brandy has stressed the importance of ensuring the engagement of the Selectboard, as there is a timing overlap where both sets of Regulations are in effect, making things somewhat complicated for Ruth and the DRB.

Ruth has provided PlaceSense with the written comments from Peter and Virginia (DRB). She will prompt Brandy for a response to these.

Ruth has contacted Margo Wade of Sugarbush to see what progress she has made in her review of the LUDR revisions, but has not yet received a response. Members advised Ruth to remind Margo of the need for timely feedback.

Commission members agreed that Brandy should have a conversation with Jens Hilke and Jamey Fidel to discuss the mapping of Contiguous Habitat Units and how they coincide with other mapped conservation areas; this will help with the decision of what will be usable overlay districts in development review. Ruth pointed out the potential conflict between protecting wooded wildlife corridors and open meadowland if both conservation overlays cover the same parcel. It was decided to consult with Brandy following her conversation with Jens and Jamey and make some decisions regarding how to move forward with conservation areas, then ask the Conservation Commission for feedback.

### **Other Business**

Randy Graves had indicated his intent to resign from the Commission, but had indicated in a conversation with Jim that he would consider staying on if the other members asked him to. All the members present at the meeting reiterated that Randy's perspectives and contributions make him a valuable member of the group; it was unanimously decided that Jim should ask Randy to stay on the PC.

Ruth noted that she had sent a copy of the Request for Proposals to Jen Lavoie at ACCD (Municipal Planning Grant), asking if this must be sent to at least two parties or if it would be acceptable to send it only to PlaceSense, as they have done all the work to date on the LUDR rewrite.

Jim asked that Ruth send out copies of all unapproved minutes for review and approval at the next PC meeting.

Strategies for providing themselves with a solid understanding of the rewrite were discussed among the members. Ruth will resend the crosswalk document comparing the old and new versions. She indicated that people will likely be most interested in the new districts and where/if there will be changes to how

development will be regulated on their parcel. It was agreed that Brandy should be sure to include in her summary the reasoning behind the changes, the effects of the changes, as well as what will not be changing.

Ruth explained that, following a conversation with the DRB, she will be including the Conservation Commission in mailings that announce a warning for a review hearing. This will provide the CC with an opportunity to review applications and participate in hearings where they feel they might want to provide input related to their work.

Dan reported that the MRVPD is now compiling a quarterly newsletter; he will forward the first issue, which was available in December.

Jennifer reported that she has obtained the Waitsfield permit for the car charger (which is brightly illuminated), but that Waitsfield does not have anything in their Regulations regarding brightness. Ruth noted that the Fayston ZA had recently contacted her regarding potential lighting language for Fayston's Regulations.

The meeting adjourned at 8:40 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary

**Planning Commission**

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Camilla Behn                      date

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Mike Bridgewater              date

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Jennifer Faillace                date

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Randy Graves                    date

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Mike Ketchel                    date

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Dan Raddock                    date

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Jim Sanford                      date