

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday February 22, 2021**

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

Others Present: Ruth Robbins (ZA), Jito Coleman (Conservation Commission), and Carol Chamberlin (Recording Secretary).

Agenda:

1. Jito Coleman [and?] for discussion/questions re: LUDRs draft.
2. Discussion re: members "PSA" presentations & any other outreach items
3. Update Mike K. re: PC website
4. New/Other business

The meeting came to order at 7:31 pm.

**Conservation Commission LUDR Input**

Jito reviewed some of the conversations that have been held between Jamey Fidel, Jens Hilke, and PlaceSense. He reported that Jamey had recently sent suggested language for two or three sections of the LUDRs to PlaceSense for review; this proposed language was approved by the Conservation Commission (CC) and a draft copy was forwarded to the PC in November. Jito explained that Jens had suggested some zoning map adjustments that had just been sent to the PC and to PlaceSense today; these proposed changes will be discussed by the CC at their March 9 meeting, at which time there should also be feedback from PlaceSense to consider regarding the proposals from both Jamey and Jens. At that point, the proposed changes will be discussed further by the PC.

Jito noted that the CC plans to post a 30-minute video this week, providing information about their goals and the mapping they have been working on to accomplish those goals. This is a result of a 6-month effort, following a request for a vision/master plan at last year's Town Meeting. The CC is also putting together a series of documents for landowner education; these will provide extensive information on how individuals may care for conservation areas, including riparian buffers, corridors, habitat, etc.

PC members thanked Jito for this work, expressing how beneficial it will be for the Town and residents.

**Outreach**

There was a discussion about what content should be covered in the videos being created by individual PC members, whether to focus on zoning district changes or other broad topics that members feel are important. It was agreed that both aspects could be included in the videos. Randy had created a 5 minute video, and Mike K. offered to create a shared location where all members can access each video for review as they are created. Ruth noted that the latest agreement with PlaceSense provides for funding for their completing some outreach work, and that Brandy and Rod are available to review any scripts to be used for video recordings.

**PC Website**

It was agreed that replicating some of the types of information that Londonderry had posted would be beneficial. Mike K. will send a link out once there is content posted.

**Other Business**

Dan provided an MRVPD update, noting conversation around traffic control, an Efficiency Vermont project that is being undertaken in the MR watershed, and a reminder from Eric Friedman that the hospitality industry is still suffering.

Randy reported on the extremely high number of land sales that has taken place in recent months, noting how critical the implementation of some of the standards in the draft LUDRs will be as properties are developed and building additions applied for. Jennifer suggested running some prototype subdivision and development scenarios through the proposed Regulations.

MOTION: Randy made a motion to accept the minutes of the February 8 meeting. The motion was seconded by Dan. All were in favor.

The meeting adjourned at 9:08 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