

**Town of Warren
Planning Commission
Minutes of Meeting
Monday March 8, 2021**

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

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

Agenda:

1. Discussion re: Members 'PSA' presentations and any other outreach items
2. Update Mike K. re: PC website
3. New/Other business

The meeting came to order at 7:34 pm.

PSA Presentations and Outreach

The members present reported on their progress with creating videos for the web site. It was agreed that:

- Reading a script is acceptable, as long as some eye contact is made during the video – presentations should be composed as if speaking with neighbors.
- Content should be kept brief, letting viewers know to access the draft document for further details.
- To the extent possible, focus on the new regulations; avoid comparisons except where necessary.
- Video lengths will be variable, some less than one minutes, other several minutes long.

Some details remaining to be clarified/addressed include:

- Make sure that the videos uploaded to the sharing location that Mike K. created are accessible to everybody so that members can review each other's submissions.
- Confirm where to point people to find further information – documents, maps, etc. – links will be on same page as video, can be mentioned in recording if desired.
- Have parcel lines added to the new Zoning Districts map and have that posted to the site.
- Determine if PlaceSense can create a clickable Zoning map that will link to explanations of district goals, requirements, etc.
- Decide whether to point out the new Conservation Commission videos as additional information, and link to those from the LUDR outreach website.

There was some discussion around the minimum lot sizes proposed for the General Business and Rural Residential Districts, with some explanations offered for members who were not part of the most recent Town Plan update. The General Business districts are not designed to provide retail or other small business locations, but rather areas for more endeavors that require a more spread out footprint. These areas include the airport area, the Bobbin Mill area, and the area around the bottom of the Access Road. The three-acre minimum proposed for these areas is to accommodate these types of business.

The proposed 5-acre minimum for the more upland portions of what is now 1-acre Rural Residential is meant to provide for more dense development in the closer-to-town or closer-to-resort areas and a preservation of open land in the areas of Town that are further from these growth centers. There was some discussion of 3-acres being a more viable home site and potentially more attractive to those seeking affordable house lots, but

PC Website

PlaceSense will be doing additional web site navigation structure for the PC.

Other Business

Ruth reported that she had only received a response from PlaceSense regarding the Request for Qualifications that she had sent out; it was decided to finalize a contract with Brandy and Rod. Ruth noted that they had rearranged some of their time allocations/expenses to provide more availability for outreach efforts.

There was some discussion of what State-level regulations cover logging operations, as there was some concern over springtime logging and its effect on water quality.

The meeting adjourned at 8:50 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Mike Bridgewater date

Jennifer Faillace date

Randy Graves date

Mike Ketchel date

Dan Raddock date

Jim Sanford date