

**Town of Warren
Planning Commission
Minutes of Meeting
Monday April 12, 2021**

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

Others Present: Ruth Robbins (ZA), Rod Francis (PlaceSense), Brandy Saxton (PlaceSense), and Carol Chamberlin (Recording Secretary).

Agenda:

1. PlaceSense – Brandy and Rod Re: Plans/timetable for LUDR outreach
2. New/Other business – MRV Wellbeing Survey

The meeting came to order at 7:32 pm.

Planning for LUDR Outreach

Brandy and Rod provided some feedback on the LUDR web site that Mike K. has been developing, noting that overall the site's framing is effective, and the videos created by PC members successfully point out the key issues. They would like to work with Mike regarding incorporating a feature that would allow users to type in address and determine if their property will be in a different zoning district moving forward.

Brandy and Rod realize that some higher resolution, more detailed maps are needed; they will be working on those. There are some options for presenting the delineation of parcel lines, Brandy and Rod will work with Mike K. to determine the most effective way to incorporate these on the site.

It was pointed out that other content, such as maps, can be placed next to some of the videos; these additions would provide useful visual aids.

The timing and format of public hearings was discussed; it was agreed that while in-person meetings would be better, it is still most prudent to plan for online presentations. The dates of Wednesday, May 26 at 7:30 and Monday, June 14 at 6:00 were decided upon for the hearings, allowing for both different days and different times in an effort to accommodate more people's schedules.

Brandy and Rod advised the group to maintain the practice of recording questions in a spreadsheet for PlaceSense review, noting that all feedback should be received and digested before any final changes are implemented and the document sent on to the Selectboard for their review. Brandy predicted that earlier feedback would mostly consist of people seeking clarification regarding changes, and that more specific questions and concerns would arise later in the process. Rod reminded the group that much discussion and work had gone into the revisions, and that any upcoming adjustments are likely to be minor and should be based upon a consensus of constituents.

PC members raised some concerns regarding initial reactions to some of the more significant changes included in the proposed Regulations. Rod and Brandy acknowledged that there may be some areas where advance planning and ensuring appropriate relevant information is available for providing responses will be beneficial. It was agreed that people with multiple questions/comments should be encouraged to provide them in writing to Ruth in advance of the hearings.

A somewhat lengthy discussion ensued regarding the five-acre minimum lot size in the new Rural Residential District, and how the increase from the current one-acre minimum might be received by residents. Issues of affordability; land inheritance concerns raised by landowners; the feasibility of one-acre lots when considering topography, septic capacity, etc.; Conservation Commission input suggesting an extension of this District into other sensitive areas closer to the village – and how to balance these various concerns were reviewed. There was no clear consensus reached on this topic, and it was agreed to discuss further at the next PC meeting.

Other aspects mentioned which might require some forethought/presentation materials are the changes for the resort/mountain/golf course areas.

Upcoming meetings and use of available PlaceSense hours were addressed. Brandy and Rod will be at the April 26 meeting to further discuss publicity and outreach, and again at the May 10 meeting to outline the structure of the two public hearings and any materials needed for those presentations.

Brandy and Rod will also be meeting with Ruth and Mike K. regarding further development of the web site.

Jennifer shared a prototype via email to the group of the graphic she has been creating for use as a poster and newspaper ad so that feedback could be provided.

Ruth will contact Margo Wade to ask for her feedback on the proposed Regulations.

Other Business

Ruth provided an update on the logging operation access road curb cut that was recently approved by the Selectboard and her permitting of the proposed road for logging use only. There was some discussion on incorporating potential changes in the LUDRs that would allow for DRB input/approval for curb cut requests.

Mike B. made a motion to accept the minutes of the meetings of March 8 and March 22, 2021. Second by Jennifer, all in favor.

PC members were reminded to complete the Wellbeing Survey being conducted by MRVPD.

The meeting adjourned at 9:30 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