

**Town of Warren
Planning Commission
Minutes of Public Informational Meeting
Wednesday, May 26, 2021
7:30 – 8:30 PM**

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

Others Present: Ruth Robbins (ZA), Susan Bauchner, Kelley Elwell, Rod Francis (PlaceSense), Lisa Miserendino, Brandy Saxton (PlaceSense), Samuel Starks, Sue Anne Stager, Keith Streeter, Cherri Sherman, Roni Donenfeld, Perry Bigelow, Kristina ?, Jon Richard, Pam Piper, Michelle ?, Kyla Westover, Neile's iPad?, Margo Wade, Jim Edgcomb [at the very end] and Carol Chamberlin (Recording Secretary).

After a brief introduction by Jim, Brandy and Rod provided a short presentation covering the Land Use and Development Regulations (LUDR) update process and implications. They covered the following points:

- Background of general reasons that zoning regulations are revised.
- The current changes proposed are not generally to fundamentals such as policies, but rather an update to the approach an organization of the Regulations.
- The changes will help to eliminate contradictions and ambiguities between existing development patterns, land use goals, and the existing Regulations.
- An overview of the new zoning districts/map that are planned; the proposed changes will both better reflect the current configuration as well as provide regulations based on land suitability for different uses.
- More specific information about the Village, Resort, and Business Districts was outlined:
 - Village Districts - No significant changes are proposed to the boundaries, dimensional standards, or allowed uses.
 - Resort Mixed Use District – There is some significant increase to the properties included in this district; this better reflects what is currently in place and allows for more commercial expansion in the future.
 - Resort Residential District – The boundaries here also are changing, with additional properties included to better reflect existing development.
 - Business District – This reflects the proposed consolidation of the Airport, Bobbin Mill, and intersection of the Access Road/Route 100 areas. There are changes to the dimensional standards of increased lot size and decreased coverage allowance, and an expansion of the uses allowed, including more permitted uses.

Rod and Brandy explained that any questions related to specific parcels would be reviewed and responded to individually, but they were able to respond to several more general questions that were raised by people attending the meeting.

- While in theory how land is zoned does affect property value, this is not generally the case in VT, where taxes are based on the current rather than potential use. The rezoning proposed will not lead to a change in taxes.

- The Resort Districts boundaries have been adjusted to allow for implementation of a better distinction between uses. More details are available in a table in Section 2112 in the draft LUDR document.
- Existing small businesses in the Residential District will be able to continue in their current configuration(s). Any expansion or change of use at the property will need to comply with the new regulations.
- The changes to Business District lot size and coverage are to allow for inclusion of water supply/wastewater infrastructure (areas not served by Town water/sewer), as well as the need for adequate space for green stormwater management.
- The development of multi-family residential units varies by District, with more density allowed where there is Town water/sewer available, but additional acreage is required in the more rural areas. Accessory dwellings are allowed on any residential parcel by statute.
- The site plan review process is meant to streamline approval for smaller development projects; the Zoning Administrator may complete some site plan review. Details are in Chapter 4 of the draft LUDR document.

The timeline for review was covered. It was asked that all comments, including and recognition of boundary/parcel discrepancies, be received by June 21 in order to prepare for review by the PC at their June 28 meeting.

Jim asked that people not only look at the impacts of proposed changes to their own property, but to review the draft LUDR document with some attention to the entire Town and the broader picture envisioned by the regulations.

Randy offered his appreciation for the invaluable assistance that has been provided by Brandy and Rod throughout both the Town Plan update and the overhaul of the LUDRs; recognizing that this large undertaking by the PC depended in great part upon their knowledge and guidance. This was echoed by other PC members.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Jennifer Faillace date

Mike Ketchel date

Mike Bridgewater date

Randy Graves date

Dan Raddock date

Jim Sanford date