

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

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

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

Agenda:

1. Public comments
2. PC members' discussion of recent public feedback
3. New/Other business

The meeting came to order at 7:30 pm.

Public Comments

Wayne Mackie requested that the placement of a portion of his Burnt Mountain Road property in the Conservation District be reconsidered. He explained that he has had house plans previously approved under Forest Reserve District standards, but that the associated permit has not yet been applied for and so the Conditional Use approval has expired. The Conservation District height restrictions would not allow the previously-approved house design to be built.

The delineation of the Conservation District was reviewed; the Planning Commission explained that they will look into whether the 2000-foot contour line, property lines, or a combination is the best way to define the District. After consulting with PlaceSense, they will respond to Mr. Mackie and others who have made similar requests.

It was noted that if this request is granted, it would place the entire parcel in the Rural District, which would allow for development without following conservation standards.

Feedback/District Reconsideration Requests Discussion

There was a lengthy discussion regarding how to approach resolving requests to adjust the zoning district for specific properties, where the following facets were considered:

- Whether or not making requested changes should be considered spot zoning
- Whether properties should be in the Conservation District due to their already having a conservation easement. It was noted that this practice does not follow a standard for conservation considerations.
- Whether the Conservation District perimeters should follow the 2000 foot contour line or property lines.
- Larger parcels should likely be split by a contour line for Conservation District purposes, some discussion of what would be considered large enough to split if a portion of the District is outlined by property borders
- It was questioned how to answer specific requests in a manner which is consistent and equitable
- There was agreement regarding the purposes of the Conservation District, but some questions about whether a specific contour line can outline where protection is needed

- It was agreed that zoning is developed for following the Town Plan; the PC cannot be focused on the value of individual properties. Some of these requests, if granted, might be in opposition to what the Plan envisions.

These issues will be further discussed with PlaceSense before any final decisions are made.

Ruth reminded the members that it still needs to be decided, and language added to the LUDRs, what needs to be included in conservation subdivisions for properties which are on Primary Agricultural soils.

Members will review the questions/comments matrix developed by PlaceSense before the next meeting.

For the upcoming meeting with PlaceSense to further discuss district lines, it was requested that all maps be printed in very large format, that the proposed zoning map which outlines parcels also include contour lines, and that a current zoning map with parcel lines be available.

New/Other Business

Minutes of the June 28, 2021 meeting were signed.

Ruth reported that she had a conversation with the listers regarding an explanation of how zoning changes affect/do not affect property valuations. No decision was made regarding the listers creating an informational video/statement. Jim offered to contact them regarding the creation of a response to be used in a Regulations FAQ that is being created.

The meeting adjourned at 9:15 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