

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, June 28, 2021**

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

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

Agenda:

1. Public Comments
2. PlaceSense – Brandy & Rod – discussion re: feedback from the public
3. New/Other business

The meeting came to order at 7:35 pm.

Nobody present provided any public comments.

**PlaceSense Presentation**

Brandy and Rod have provided a matrix of questions, comments, and responses related to the LUDR outreach; Commission members noted that they found this format very helpful. Brandy and Rod noted that there are several notes from the public meeting which need to be pulled into the document. They are also looking at parcel maps and confirming with Ruth that all information is up to date; this will be particularly useful when addressing specific property questions such as Bill Maclay's regarding which district the parcel falls in. For his particular property, Rod and Brandy explained that there would likely be little impact if it were kept in the Conservation District, but that changing it to Rural would not be cause for concern.

It was decided that the questions and comments are best addressed in 'buckets' – e.g., Sugarbush-related, zoning-district-map related, and general comments which were not necessarily looking for a response.

Having a lister either at an upcoming public meeting/hearing or asking that they provide a video for placement on the web site was discussed. It was agreed that one of the Town's listers would be able to best provide an explanation of how assessment/taxes work and their relationship or lack thereof to perceived changes in development potential.

Brandy and Rod then provided a slide presentation explaining various approaches to Rural Zoning, and the resulting lot configurations, benefits, and challenges related to each strategy. (Attached)

Upon conclusion of their presentation, they suggested that the PC members look at the town map and look for potential areas which are currently proposed to be Rural that might better be included in the Residential District or a new "midway" zoning district as a potential strategy to address the concerns raised by the public over the larger lot size proposed for the Rural District. This will entail studying a large parcel map and considering accessibility (road network), soils (septic capacity), slopes, and Historic Agricultural areas.

Brandy and Rod will meet again with the PC on July 26 to work further on this. They will also have the matrix finalized, and both PlaceSense and the PC will work on drafting a FAQ document for posting on the web site.

**New/Other Business**

Dan reported that the MRVPD is working toward a Valley-wide approach for addressing short-term-rental issues; first there must be a consensus on what issues need to be addressed. This discussion is underway at the MRVPD level.

The meeting adjourned at 9:25 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