

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, September 13, 2021**

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

Others Present: Ruth Robbins (ZA), Virginia Roth, and Carol Chamberlin (Recording Secretary) (online).

Agenda:

1. Public comments
2. Verify changes previously considered
3. Continue review of Matrix
4. New/Other business

The meeting came to order at 7:33 pm.

Public Comments

PC members reviewed with Virginia her requests for reconsidering in which zoning district her Sugarbush Woods Road and Plunkton Road properties should be included.

Verify changes previously considered

It was agreed that the 25-acre Sugarbush Woods Road property should be included in the Resort Residential District.

There was some discussion regarding whether to keep the entire 112-acre Plunkton Road property in the Conservation District, or to place some portion of the southern section of the property into the Residential District. Points reviewed included:

- Conservation District criteria, and the potential need for their adjustment
- how conducive to affordable housing situations the location is
- No effect on already-approved building envelopes, building height being the only changing impact on construction of dwellings (change from current Forest Reserve restrictions)
- the availability (as Conservation District land) of the option for creating a PUD on the lower portion of the lot if desired
- the need for east-west wildlife corridors

The majority of those present (Camilla, Mike, Randy) were in favor of keeping the entire parcel in the Conservation District; no change in proposed District was approved.

Matrix review continued

Items #60 - #96 were reviewed, and the PlaceSense recommendations were accepted, with the following exceptions/additions:

- #68 – holiday lighting – have further conversation with PlaceSense re definitions and timing
- #69 – permit timing – add a reference to 4203.B at 1202.C
- #74 – height measurement – add a simple drawing to provide clarification

- #96 – resort employee housing – get clarification from PlaceSense on the comment added by them

Ruth will reach out to Margo Wade to determine if there are items in the matrix where she is not satisfied with the PlaceSense response and would like to offer further input.

New/Other Business

Dan reported that Katie Gallagher is no longer with the MRVPD, and that the hiring process to fill her position is underway.

Randy expressed that at times there can be unpleasant situations when considering taxpayer requests; this can make decision-making difficult, but he expressed confidence that the PC is making the correct choices in this LUDR update.

The meeting adjourned at 9:17 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Mike Bridgewater date

Randy Graves date

Mike Ketchel date

Dan Raddock date

Jim Sanford date