

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, September 27, 2021**

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

Others Present: Ruth Robbins (ZA), Jeff Campbell (Warren FD), Stan Walker, and Carol Chamberlin (Recording Secretary) (online).

Agenda:

1. Public comments
2. Continue review of Matrix
3. Review comments submitted by Stan Walker
4. New/Other business

The meeting came to order at 7:31 pm.

**Public Comments**

Jeff Campbell requested that the PC consider ensuring a 10' minimum road width be maintained year round, the requirement in the current draft of the LUDRs does not allow for passage of a fire truck. He also asked for clarification of Section 3308.D-7 where the minimum/maximum lane width and total road width parameters do not match up. Jeff also asked that a requirement be considered for sprinkler installation/water source availability for properties with a driveway of 1000' or longer and/or a structure of 4000 square feet or greater.

**Mr. Walker's comments**

It was explained to Stan that comments are reviewed by PlaceSense, the consultants with whom the PC is working to draft the regulations, prior to the PC members responding. It was also noted that the comments are being reviewed in the order received, and that Stan's comments would be discussed at an upcoming meeting. Stan had no clarifications to provide, and will wait to hear responses to his input.

**Matrix review continued**

Items beginning with #98 were reviewed, and the PlaceSense recommendations were accepted, with the following exceptions/additions/requests for clarification:

- 112 – need to understand why paragraph was included before agreeing to delete
- 130 – need some clarification regarding what district(s) this subdivision should be located
- 132 – connect with Selectboard to explain why this is difficult to address as a zoning regulation
- 135 – duplicate of question in 134, responses may be combined
- 137 – 152 are waiting for Brandy and Rod's comments
- Input from Stan Walker needs review by Brandy and Rod

Ruth reported that the Town's listers are not comfortable with providing a blanket statement regarding LUDR effects on property values, as there are too many variables that are considered. She noted that they did

concur that the Zoning District in which the property is located is not a factor in the valuation; the PC asked Ruth to see if a statement to that effect might be provided by the listers.

PC members are waiting to hear from Margo Wade regarding the PlaceSense responses to her comments.

**New/Other Business**

There was a discussion regarding the planned use by Sugarbush of the Sugarbush Inn as workforce housing; they plan to use the required cultural trips for their international employee program as a break in the use of the building, to accommodate the 30-day maximum stay requirement for hotels. It was noted that this workaround being implemented points to the lack of local workforce housing; there was agreement that the problem stems from a lack of housing, not anything in the LUDRs that is preventing this type of accommodation.

Dan reported that the MRVPD may be putting out a survey related to short-term rentals, which he noted is a complex issue that should likely not be addressed in the LUDRs.

The minutes of September 13, 2021 were approved.

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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Randy Graves          date

\_\_\_\_\_  
Mike Ketchel            date

\_\_\_\_\_  
Dan Raddock            date

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Jim Sanford             date