

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 11, 2021**

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

Others Present: Ruth Robbins (ZA), Sue Carter, Kate Marincic, Tom Marincic, Virginia Roth (online), Stan Walker (online), and Carol Chamberlin (Recording Secretary) (online).

Agenda:

1. Public comments
2. LUDR items needing further discussion
3. Town Garage and village traffic
4. Sugarbush Inn
5. Village Center designation renewal
6. New/Other business

The meeting came to order at 7:31 pm.

Public Comments

Tom Marincic asked about responses to comments provided regarding the LUDR draft. His comments regarding the lots he owns in the village had been reviewed in the matrix document, and PC members pointed out the consultant's comments which suggested putting both of his lots in the Village Residential District; the PC has agreed with this suggestion.

Sue Carter inquired about having most of her lot placed into the Village Residential District with only the half acre along the road remaining as mixed use. Jim explained that her concern about this change will be added to the matrix for consultant review, after which the PC will discuss for a final decision.

LUDR Items Discussed

Ruth noted that there are no standards for Village Residential development in the draft LUDRs.

Holiday light displays were discussed, and there was some agreement that it might be best to have different parameters for residential and commercial displays.

It was decided to review the draft LUDRs for any reference to design standards. PC members prefer not to include this type of language unless necessary, and it was also noted that some related references are too vague or subjective. Ruth will request that Brandy and Rod look at these elements and make modifications.

The possibility of differentiating building height limitations in the Conservation District based upon elevation/visibility was discussed, as well as the possibility of renaming the district to something along the lines of 'Natural Resource District.' Most members agreed that these two aspects of the Conservation District should be discussed further.

Town Garage and Village Traffic

Camilla reported that the Selectboard is beginning to discuss plans for the future of the town garage, and asked Ruth to gather information related to the property where the gravel pit is located.

There was a discussion regarding reviewing with the Selectboard the uncompleted portions of the overall downtown plan created several years ago. Ruth will research related materials so that they are available for further discussion of this topic.

Sugarbush Inn

Ruth provided some follow-up regarding Sugarbush’s plan to use the Inn as employee housing this winter. A discussion with Peter Monte (DRB Chair) led to the conclusion that this use would constitute a violation of limited duration while the building is used for employee housing through the winter. Ruth asked the PC to consider having a related conversation with Margo Wade.

Village Center Designation Renewal

This application will need to be completed in time for the April renewal deadline. Both Joshua Schwartz and Dan have offered to assist Ruth in completing the necessary paperwork. This designation provides benefits such as technical assistance and funding opportunities for local businesses.

New/Other Business

Ruth noted that there is approximately \$1350 left of the grant money available for PlaceSense contract time.

The meeting adjourned at 9:06 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