

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, November 8, 2021**

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

Others Present: Ruth Robbins (ZA), John Hammond (Sugarbush), Virginia Roth (online), Margo Wade (Sugarbush, online), Stan Walker (online), and Carol Chamberlin (Recording Secretary) (online).

Agenda:

1. Public Comments
2. Finish review of Matrix comments/LUDRs compliance with Town Plan
3. Look at calendar for PC Public Hearing
4. New/Other Business: SB traffic/speeding Community meeting Sat 11/6

The meeting came to order at 7:31 pm.

Public Comments

Stan Walker mentioned that he has worked as a Zoning Administrator and been an RPC representative, his input is based in part on those experiences. Virginia Roth mentioned that she had submitted further written comments, and asked that the PC reconsider the District for her lots on Plunkton Road.

Margo Wade explained that, although the Sugarbush Inn would be hosting employees this winter, it will have the same services as the hotel provides and will be operating within state permit parameters. She indicated that there is no request to make of the PC for any change at this point.

Matrix Review

Items 186 – 245 were reviewed. The following points were agreed upon:

- #186 – Leave this area as Resort Residential
- #188 – Approved PlaceSense proposal, with a change to 12 yards before triggering requirements, as that is what a dump truck holds
- Stan Walker’s second round of comments/responses should be reviewed and replied to by PlaceSense
- #190 – no change was felt to be necessary, as it is understood that generators may go in at any location following the meter
- Comments regarding silviculture and biodiversity are meaningful, but it is not certain that the PC can regulate as suggested
- #221-224 – Section 3018 should remain as written; Section 3021 should be removed
- Stan Walker’s comments regarding lighting should be reviewed for the next PC meeting

The PC will meet with Brandy and Rod present on November 22. The calendar outline for a Public Hearing will be determined once they have provided a final draft for review.

New/Other Business

Camilla reported on the traffic/speeding-related community meeting; consultants will be preparing a report/presentation based upon the feedback received.

Finding a new location for the Town Garage was discussed briefly; it was agreed that moving the garage out of the village is important.

The minutes of October 25, 2021 were approved.

The meeting adjourned at 8:55 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