

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

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

Others Present: Chris Burfoot (online), Maria Burfoot (online), Rod Francis (PlaceSense, online), Erik Reisner (online), Virginia Roth (online), Brandy Saxton (PlaceSense, online), Stan Walker (online), and Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comments
2. Meet with PlaceSense re final draft
3. Village traffic calming proposals/town green
4. New/Other Business

The meeting came to order at 7:30 pm.

Public Comments

Virginia Roth and Chris Burfoot both spoke regarding Virginia's Plunkton Road property. It was confirmed that PUDs are allowed in the Resource Protection (formerly Conservation) District, and explained that there is a waiver process available to allow for taller structures in the lower-elevation/less visible portions of that District.

Matrix Review/Final Draft

PC members reviewed several outstanding issues with Brandy and Rod in preparation for their providing a final draft of the Land Use and Development Regulations for Public Hearing. The following points were covered:

- The change in name from Conservation to Resource Protection District (RPD) has been incorporated
- Randy suggested adding exposed bedrock/ledge and vernal pools to the list of features protected in the RPD. Brandy will check that Warren's mapped vernal pools are all incorporated into the RPD
- It was explained why single family dwellings (SFD) are a conditional use, yet certain use-by-right categories are then permitted uses in the RPD. No site plan requirement is allowed for SFDs per state statute

MOTION: A motion passed to approve the draft changes to the RPD section of the Regulations, with Dan abstaining.

- It was agreed to raise the yards of material exemption limit to 25
- It was confirmed that holiday lights will be completely exempt from lighting regulations
- It was confirmed that all design standards – related to house, garage, accessory building – should be removed from all Districts where they have been outlined
- It was agreed to retain as written the provision in 2105.E.2 to maintain existing forest cover
- It was agreed that camping in Town should be addressed through a town ordinance rather than through zoning regulations

- Some of the language in 4312 regarding site plans was removed, but the actual outline of the process for amending those plans was left in place
- In response to feedback from the DRB, it was decided to leave the option for either open or closed deliberations.
- In response to feedback from the DRB, it was decided to not have hearings be 'on the record' hearings.
- Two outlier lots off of Roxbury Gap Road were moved to the Resource Protection District.
- There was some discussion regarding establishing an area for more dense development at the corner of Airport/Brook/Roxbury Mtn/East Warren Roads. It was determined that, due to the abundance of historic agricultural soils and various other cascading effects that would be set in motion, to not change the zoning in that section of town at this point
- Several zoning district change requests were reviewed and those that were approved were noted

Brandy and Rod will have the final draft, the required report for Public Hearing noticing, and other material ready for review at the January 10 meeting, at which point a date will be set for the Hearing.

New/Other Business

Ruth reported that in order to apply for a Downtown Transportation Grant, the Town's Village Center Designation must be renewed. Jim will meet with Joshua Schwartz to get that submitted.

Correspondence had been received from Andy Cunningham requesting that the PC members weigh in on several projects being discussed by the Selectboard.

Dan provided an MRVPD update, noting that Kaziah Haviland's position is open, and that the Housing Coalition will likely be looking for PD support as a replacement is sought.

The meeting adjourned at 9:40 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