

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 25, 2021**

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

Others Present: Ruth Robbins (ZA), Virginia Roth (online), Stan Walker (online), Rod Francis (PlaceSense, online), Brandy Saxton (PlaceSense, online), and Carol Chamberlin (Recording Secretary) (online).

Agenda:

1. Public Comments
2. Review Matrix Items 168-245 with PlaceSense
3. New/Other Business

The meeting came to order at 7:31 pm.

Public Comments

Virginia had contacted the consultants regarding her Plunkton Road property, they responded noting that the seven approved lots have a vested interest, which she understood to mean that they can be developed under current regulations. Rod clarified that while these lots are approved, their development will be subject to regulations in effect at time of development application. The potential for future subdivision of the larger portion of this parcel was discussed; it was noted that a conservation PUD as outlined in the draft Regulations would be possible in the Conservation District. Virginia asked that the PC consider some revisions to allow for some areas of a more relaxed height limitation for development in the Conservation District.

Matrix Review

It was agreed to put the Comment Matrix on the website, with the PC responses to the PlaceSense comments included. Subsequently, those who provided comments will be contacted to let them know this is available, and to suggest attendance at a public hearing if they have further comments.

Review of the Comment Matrix continued, with the following points raised:

- Conserved land surrounding an undeveloped/unconserved parcel – further information and discussion is needed regarding whether to allow for all such parcels to be left in the Rural Residential District or to approach on a case-by-case basis.
- Further discussion is needed regarding any potential confusion due to the use of ‘Conservation District;’ and the possibility of using a different name for these areas.
- Rod pointed out the need to refer to policy decisions made early in the revision process, and to only make decisions to approve change requests if it is agreed to adjust the underlying policy.
- There was agreement to remove any reference to design standards. These are found in both Village zones, where the ‘Vermont vernacular’ and ‘historic compatibility’ are referred to, as well as in other sections of the Regulations.

There was some preliminary discussion of the comments submitted by Stan Walker. Stan agreed to review the feedback provided by PlaceSense and provide a written document of his further input for future review.

New/Other Business

Ruth alerted the PC members to ongoing Selectboard discussions regarding the town garage and village speed control.

Dan reported that the latest data dashboard developed by the MRVPD is close to being rolled out, and will provide a more dynamic set of information than the previous iterations.

The minutes of October 11, 2021 were approved.

The meeting adjourned at 9:19 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