

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, November 22, 2021**

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

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

Agenda:

1. Public Comments
2. Meet with PlaceSense re final draft
3. Look at calendar for PC Public Hearing
4. New/Other Business

The meeting came to order at 7:30 pm.

**Public Comments**

Virginia Roth and Maria Burfoot inquired about Virginia's Plunkton Road property, requesting that the PC reconsider changing the zoning of those parcels so that houses taller than 24' may be constructed.

Discussion ensued regarding the Conservation District and the related standards. PC members acknowledged that there should be some further consideration of changing the name of the district, and the possibility was raised of establishing two different height limitations based upon elevation at the construction site.

Rod and Brandy explained that this discussion and any resulting changes to the draft Regulations should take place before the public hearing, as substantial changes to the document following the public hearing would require scheduling a second hearing.

**Matrix Review/Final Draft**

PC members reviewed with Brandy and Rod the remaining matrix items that needed clarification. They then reviewed some aspects of the Conservation District as follows:

- Purpose – it was agreed that the purpose needs to be more encompassing of the resources being protected, and to clarify that the district standards serve to minimize the impacts to those resources. The resources should include but not be limited to steep slopes, high elevation, headwaters, water quality, wildlife, forest integrity, agriculture, and views.
- Name – It was agreed that the district should be renamed Resource Protection District rather than Conservation District.
- Building Height – the 24' height limitation was discussed, including points demonstrating impacts or no impacts of the building height on the resources being protected other than the view. The method for measuring the height of a structure was explained, clarifying that the roof peak could be several feet higher than 24' for what is considered a 24' tall structure. Rod explained that the Regulations provide for waivers of dimensional standards, and that a standard of 'no visual impact' could be established for granting a waiver of up to 30% for building height of structures in this district. It was agreed that this

allowance for a waiver is a suitable solution, allowing the DRB to determine for specific development proposals if a taller structure is appropriate.

Brandy and Rod will be able to provide a final draft ready for the December 13 PC meeting. They recommended planning for a late January public hearing, as there is a bit of prep work to be done when providing the 15-day notice for that hearing.

**New/Other Business**

Jim reported on a large parcel off the Roxbury Road that will potentially be applying for development.

Dan reported that an assistant planner has been hired for the MRVPD, and that the tri-town meeting has been somewhat reconfigured, and the date pushed out to sometime next year.

The meeting adjourned at 9:14 pm

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

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Mike Ketchel            date

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Dan Raddock            date

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Jim Sanford              date