

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, March 14, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Bob Ackland, Bob Baron (online), Gene Bifano, Perry Bigelow (online), Brado (online), Helen Bridgewater (online), Chris Burfoot, Maria Burfoot, Jeff Campbell (online), Jito Coleman (online), Connie Colman (online), Andy Cunningham, Richard Czaplinski (online), Kate Dillon, Roni Donnenfeld (online), Jim Edgcomb (online), Sarah Eno (online), Joe Hanley (online), Devin Klein Corrigan (online), Roberta Elliott (online), Fire Tablet (online), Zan Franc (online), Rod Francis (PlaceSense, online), Butch Hartshorn, Peter Hays (online), Kerry's iPhone (online), Dorothy Kyle (online), Lexi Leacock (online), Kellee Mazur, Peter McLaren (online), Michelle (online), Erika Nichols-Frazer (Valley Reporter, online), Milner Noble (online), Noreen (online), Lisa Onorato (online), Kinny Perot (online), Macon Phillips (online), Amy Polaczyk (online), Liz Raddock (online), Ralph (online), Damon Reed (online), Peter Reynells, John Rickard (online), Kevin Ritchie, Laurie Roth (online), Virginia Roth (online), Karen Sauther (online), Brandy Saxton (PlaceSense, online), Scallywags (online), George Schenk,Carolynn Schipa (online), Charles Snow, Ellen Strauss (online), Keith Streeter, Seth Talmon (online), Dorothy Tod (online), Margo Wade (online), Stan Walker (online), Lisa Roth Wasden (online), Wegener (online), David Welch (online), Diane Wing (online), Luke Youmell (online), and Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Hearing for Adoption of Land Use Development Regulations

The meeting came to order at 7:00 pm.

Jim Sanford explained that the Hearing's purpose was the chance for townspeople to voice support and/or concerns about the proposed Regulations. He outlined the format of the meeting, noting that questions requesting clarification of the LUDR language might be addressed at the Hearing, but that comments/concerns regarding specific aspects of the proposal would be reviewed and responded to at an upcoming PC meeting.

The following people offered the comments noted:

- Maria Burfoot provided information on recent news regarding a lawsuit in South Burlington claiming that natural resource protections should be considered a 'taking' of property rights.
- Virginia Roth reiterated her previous request for reconsideration of the zoning district designation for her Plunkton Road property.
- Keith Streeter offered comments regarding the need for safety fencing on retaining walls.
- Keith Streeter pointed out typographical errors in the doc? In comments? 210b 220b.
- Keith Streeter offered comments regarding the requirements outlined for registration of parked RVs.
- Keith Streeter offered comments related to woody vegetation in stream buffers and the impact of beavers on the same.
- Butch Hartshorn – garage 6 feet back from house? He cut out a bit

- Peter Reynells requested that the zoning designation for his property (off of Golf Course Road) be reconsidered, explaining his thoughts regarding the suitability of the area for more dense housing development.
- Lexi Leacock requested reconsideration of the zoning designation for the area on the north side of Dump Road, due to the use of that area by wildlife. She noted that there is a petition in the works regarding this request.
- Kate Dillon offered comments regarding the inability of Dump Road to handle additional traffic if it becomes more developed.
- Gene Bifano offered comments regarding his concerns that the draft LUDRs do not provide for affordable housing/rural living.
- Gene Bifano offered comments regarding PUD requirements being too stringent, citing the need for a gazebo to be installed.
- Gene Bifano offered comments regarding his concerns that there is nothing provided in the Regulations that will provide for tree preservation.
- Gene Bifano offered comments regarding the necessity of proper installation of 911 address signage.
- Kevin Ritchie offered comments regarding what he feels are increasing amounts of restrictions on development. He cut out here.
- Charlie Snow inquired about the tax impacts of town-owned parcels.
- George Schenk offered comments regarding the need to prevent further degradation of wildlife habitat and the critical need for habitats and corridors to provide space for wildlife and the ecosystem functions they help maintain.
- Macon Phillips offers comments regarding the tension between conservation and the ability of the Town to grow and develop, indicating that a more specific housing needs goal be included in the Town Plan.
- Amy Polaczyk posted this comment to the chat: *I appreciate all these voices advocating to find balance between development and preserving Warren for wildlife and the community alike. My questions focus on infrastructure. Was the ability of the town WW system or lots to support septic systems in 1-acre lots considered in the planning process? I don't disagree that we need to find ways to develop affordable housing and build a tax base, but let's make sure it doesn't compromise the health of our environment, which ultimately is the health of the town.* She then inquired whether the allowance of smaller lot sizes in some areas might compromise water resources.
- Joe Hanley suggested that an adjustment might be necessary to the zoning district which includes the Colony at Lincoln Peak subdivision, indicating that no infrastructure exists for concentrated development and the deed restrictions in place do not allow for RMU zoning.
- Stan Walker noted that he had submitted his comments to the PC, and highlighted several of his concerns.
- Stan Walker provided comments cautioning against overdevelopment.
- Stan Walker provided comments regarding interior lots, road frontage changes, and lot sizes.
- Stan Walker provided comments regarding the need for permits for soil disturbance, noting that his reading indicates a need for a permit to create a garden.
- Stan Walker provided comments related to stating a specific minimum amount of impervious surface that would require a permit.

- Stan Walker indicated that the language in the LUDRs related to portable structures and unregistered vehicles/junk may not be compatible with State statute.
- Stan Walker commented on the preservation of the rural nature of the Town.
- Jito Coleman offered comments related to the scope of changes in the draft LUDRs serving to keep the Town Plan visions related to scenic beauty and culture of the Town
- Richard Czaplinski noted that he had prepared some technical comments and would forward those to the PC.
- Dorothy Tod had questions about her dwelling in the Flood Zone, and it was explained that none of these regulations are new to this draft of the LUDRs.
- Gene Bifano inquired about the regulations regarding primitive camps, and it was explained that this has long been part of State regulations, and are now being placed in the Warren LUDRs (for ease of access?)
- Roberta Elliot offered comments regarding a sense that this draft contains a few items which may be considered overgovernance, reiterating some concerns previously mentioned regarding temporary structures/storage of RVs and trailers, the need for self-employed people to store equipment in a rural area, and that the 5-acre minimum in the RR district might be too large.

PC members thanked participants for attending and providing comments. They explained that further discussion of the items brought to their attention will take place at their March 28 meeting.

Members then discussed among themselves how to proceed with review of the comments. It was decided that a list of the regulations that are completely new would be a beneficial item to have available.

The meeting adjourned at 9:35 pm

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Mike Bridgewater date

Jennifer Faillace date

Randy Graves date

Mike Ketchel date

Dan Raddock date

Jim Sanford date