

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, March 28, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Perry Bigelow (online), Tom Cushman (online), Jim Edgcomb (online), Rod Francis (PlaceSense, online), Rick Gehlert, Carol Johnson, Lexi Leacock, Steve Platt, Alli Rogers (online), Virginia Roth (online), Brandy Saxton (PlaceSense, online), Stan Walker (online), Jim Westhelle (Sugarbush Resort, online), and Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Review feedback received during Public Hearing
3. Other business

Public Comment

Carl Johnson, representing Sugarbush Soaring, requested clarification of any change in minimum lot size near the Airport, as increased density might result in more noise complaints.

Steve Platt questioned the continued existence of the Meadowland Overlay, the benefits of which he was appreciative, and reiterated the concerns regarding the Airport area of Town.

Lexi Leacock requested that the area on the north side of Dump Road be zoned as Rural due to that area's use as a wildlife corridor, indicating that the area is proximate to the Village but not easily accessible by non-motorized transportation due to the steepness of the road. She submitted a related petition to the PC.

Jim Westhelle, representing Sugarbush, requested that the change in zoning to 'Resort Mixed Use' in the area including the former Rosita's lot be formalized as soon as possible due to plans for developing employee housing on that site.

Perry Bigelow asked a question regarding lot size changes and also inquired about the adoption process steps moving forward.

Tom Cushman asked for more specifics regarding planned development adjacent to Dump Road.

PC members explained that the Meadowland overlay protections have been left in place; the overlay has been renamed as Historical Agricultural Soils.

It was explained that the minimum lot size in the area proximate to the Airport was currently 1-acre, and that some of that area was proposed to be in the new Rural District, which provides for 5-acre minimums.

Ruth explained that the current Residential District is proposed to become two districts, one portion will retain the existing 1-acre minimum lot size and one will designate a new 5-acre minimum lot size; and that there are other areas, such as the Village and Resort designations, where lot sizes have been decreased.

The next steps in the adoption process were outlined, with it being agreed that a second Public Hearing will be held by the PC before moving the draft LUDRs on to the Selectboard for further review and approval.

It was noted that no specific development plans are in place for Dump Road, and that a reconsideration of the district designation for that area would take place later in the meeting.

Review Feedback

There was discussion regarding how to make responses to feedback provided at the Public Hearing. Ruth will provide recordings of this meeting and upcoming meetings to MRVTV, and post on FPF to let people know what is available. Camilla cautioned that there needs to be clear communication of this strategy if people are not going to receive direct responses to their comments, even though it was understood that the responses are directed to issues, not to individuals. Rod indicated that a response document should also be created, in addition to the minutes of the meetings. He suggested that a summary and grouping of issues raised would be beneficial.

Storage of unregistered vehicles, etc.

The proposed regulation regarding permitting of unregistered vehicles was brought up for discussion.

MOTION: Jenny made a motion to keep the proposed regulation regarding storage of unregistered vehicles in place as written. The motion was seconded by Mike.

There was further discussion, with Rod pointing out that this could be addressed on a district basis rather than putting the onus for enforcement on the Zoning Administrator for violations even within rural/agricultural areas of town. Others pointed out that the practicality of homeowners needing to park such vehicles on their property would make this an onerous regulation anywhere in town.

VOTE: A vote was taken on the motion to retain the unregistered vehicle regulation, which failed with Mike voting in favor.

MOTION: Camilla made a motion to remove the unregistered vehicle regulation from the proposed LUDRs. The motion was seconded by Randy.

Further discussion ensued, with Mike expressing concern that not enough attention was being paid to the Town Plan language as a driver for updating the LUDRs, and indicating his intent to resign from the PC. Mike left the meeting at this point.

Rod pointed out that lengthy discussions are acceptable, but that an agenda should indicate for which items this will take place so that interested parties may attend what they feel is relevant.

VOTE: A vote was taken on the motion to remove the unregistered vehicle regulation, with Randy, Camilla, and Jim voting in favor and Dan and Jenny voting against.

Dump Road zoning

The next item on the list for review was Dump Road zoning, which the members agreed should be taken up at the next meeting.

Colony subdivision zoning

It had been pointed out that the proposed zoning for this subdivision was incompatible with related covenants and lack of infrastructure.

MOTION: *Jim made a motion to change the district boundaries in this area, moving the subdivision lots into the Rural Residential designation. The motion was seconded by Dan, and all voted in favor.*

Primitive Camp clarification

Ruth explained that she had clarified with the person raising a concern regarding primitive camping that this designation is for structures, not the activity of camping, and that the issue was resolved.

Resort fair share contribution

A concern had been raised regarding specific use standards for Resorts and the public safety impact to be considered/assessed for.

Brandy explained that this language is also part of the Resort's Master Plan requirements and is currently in place as part of their PUD requirements. Randy also clarified that this requirement is included in the Sugarbush MOU.

MOTION: *Jim made a motion to retain the proposed language regarding the Resort's fair share contribution as it is currently included in the draft LUDRs. The motion was seconded by Camilla, all voted in favor.*

Further topics for review

It was noted that the comments received at the hearing, as well as written comments received, have been submitted to PlaceSense for their review and input. Ruth will compile a list of items to be addressed at the next meeting, and Jim asked that PC members gain a thorough understanding of the topics to be discussed and have concrete suggestions available for any items where they would recommend a change to the draft LUDRs. If clarification is needed on any item in the interim, members should email Brandy and copy Ruth.

It was decided that the next agenda will include a discussion of affordable housing potential at Dump Road and other areas. Dan noted that an invitation had been issued to attend a site visit at Virginia Roth's Plunkton Road property to evaluate its suitability for affordable housing development. Randy emphasized that this area serves as a wildlife corridor and the matter has been discussed several times previously. Ruth suggested that a member of the Conservation Commission be invited to participate in any site visit that takes place.

Other Business

Bicycle Racks

Ruth reported that she is in the process of gathering cost information for shipping of the bicycle racks which were approved for placement in the village. It was decided that with expanded use of the area in front of the Warren Store, one rack would be placed at the gazebo and one at the library, with the purchase of a third one if needed in the future.

Sugarbush request for expedition of LUDR change

Jim Westhelle brought up the matter of an expedited change to the district name and allowed density in the area (former Rosita's) where plans are being developed for the construction of employee housing. He explained that the application materials would likely be ready in approximately three months, and that the design is to be based upon the proposed new district standards (but would not be in compliance with the existing standards for the property). PC members were agreeable to beginning an amendment process for this

change separate from the rest of the proposed LUDRs, but explained that they need to determine that no cascading effects/language would need to be addressed as well.

Approval of minutes

The minutes of 03/14/22 were approved.

The meeting adjourned at 9:31 pm

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Jennifer Faillace date

Randy Graves date

Mike Ketchel date

Dan Raddock date

Jim Sanford date