

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, April 25, 2022**

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Members Present: Camilla Behn, Mike Bridgewater, Dan Raddock, Jim Sanford, Chair.

Others Present: Ruth Robbins, Zoning Administrator, Carl Johnson (online), Stan Walker (online), and Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Agenda for meeting with SB on 4/26
3. LUDR Discussion
4. Elect Officers
5. New/Other business

The meeting was called to order at 7:30 pm.

**Public Comment**

Nobody present wished to provide comments.

**Agenda for SB Meeting**

Jim outlined his thoughts regarding what to present to the Selectboard in order to ensure clarity on the process that the PC has been through in rewriting the LUDRs and to clarify or provide corrections to some of the misinformation that has been voiced during the public input process. It was agreed that it would be best to received questions and input from the Selectboard before finalizing the LUDR draft and passing it to them for approval.

There was a discussion of the proposed natural resource maps that the Conservation Commission is working to complete for potential inclusion in the regulations for use in development review. This mapping is also being discussed with the Selectboard, and a more in depth conversation will take place once all the related information is available. It was agreed that any inclusion of new mapping decided upon, as well as other changes agreed upon at recent meetings, will likely indicate a need for another PC hearing before the document is passed to the Selectboard.

**LUDR Discussion**

The following 'punch list' items were addressed:

- A response to his comments had been provided to Richard Czaplinski and he has provided no further feedback.
- The Colony subdivision request has been addressed.
- PlaceSense is reviewing the language related to 'public works.'
- A **MOTION** to remove Section 3013.D(2) requiring fencing or similar barrier on retaining walls was passed unanimously.
- A **MOTION** to adjust the perimeter setback requirements for interior lots (no road frontage) outlined in Section 2008.E(2) to be equal on all sides to the minimum for the district passed unanimously.

- Sidewalk construction standards have been addressed.
- A **MOTION** to remove the permitting requirement for storage of unregistered vehicles and trailers and junk, located in Section 3021.A, was passed unanimously.
- Clarification is needed regarding the garage and house setbacks in the Village districts.
- It had not been confirmed that the Conservation Commission had spoken with Virginia Roth regarding her Plunkton Road property. It was agreed that the height waiver provided for will mitigate her concerns regarding dwelling development on that parcel.
- A **MOTION** to remove the requirement for asphalt surfacing of roads designed to serve greater than 100 vehicle trips per day, located in Section 3308.D(11)(c), was passed unanimously.
- It was agreed to change the height limitation of 18 feet found in section 3403.F(9) to 12 feet.
- Ruth verified that PlaceSense is adjusting the language related to soil disturbance.
- No change was made to the proposed Dump Road and Plunkton Road zoning districts; it was pointed out that changing the Dump Road area to a larger minimum lot size would create 22 nonconforming lots.

### **Election of Officers**

Carol Chamberlin was nominated as Recording Secretary and elected unanimously.

Jim Sanford was nominated as Chairperson and elected unanimously.

Dan Raddock was nominated as Vice-Chairperson and elected unanimously.

### **Other Business**

Some potential new members were mentioned; these people will be invited to attend an upcoming meeting.

Ruth reported that three bike racks have been ordered, two to be located at the gazebo and one at the library.

Jim inquired about traffic calming plans and related lighting configurations, noting that properly installed lighting can help in slowing traffic.

Camilla mentioned that she had attended a Housing Coalition meeting and encouraged others to participate in coming meetings as the conversation is challenging, yet important. There was some discussion regarding how to characterize the need for housing, and the benefits of finding a better characterization than 'affordable housing' for local needs.

Mike asked for an update on Sugarbush's plans regarding construction of employee housing, and Ruth reported that plans for the project being undertaken will not be finalized this year.

Camilla reminded the group that there is currently no Warren representative to the CVRPC.

Camilla checked in on Ruth's workload; Ruth reported that currently it is manageable, but she will work on an outline of the potential use of more hours of assistance.

Dan noted that the MRVPD will be hearing an update from each member town, and that he will cover the LUDR rewrite process when he presents.

### **Adjournment**

The meeting adjourned at 9:20 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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Dan Raddock      date

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Jim Sanford      date