

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, April 11, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Jito Coleman (online), Jim Edgcomb, Roberta Elliot (online), Deb Eno, Lisa Miserendino (online), Jack Mosley, Jon Rickard (online), Keith Streeter, Stan Walker (online), Carol While, and Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Decisions and Answers to Questions Regarding Draft LUDRs
3. Other business

The meeting was called to order at 7:35 pm.

Public Comment

Jack Mosley asked for clarification of any new proposed regulations that would affect his ability to park his RV at his property. It was explained that the proposed language does not apply to registered vehicles.

There was a question regarding the feedback matrix and responses; it was explained that there had not yet been time available to do a full update, but that an update of comments and responses would be provided.

There was a question regarding the proposed requirement for retaining wall fencing; Ruth noted that she had spoken with Brandy and Rod about this, and it might be adjusted to only affect development that required site review.

Jim Edgcomb restated his support for including the north side of Dump Road in the Rural District; he also offered to answer questions regarding the related petition and questions related to Conservation Commission work around wildlife corridors and habitat blocks. Jim also questioned the safety and maintenance aspects of allowing for increased development on a steep road.

Jim Sanford explained the need for the PC to balance conservation and development, and noted that designating the area along Dump Road as Rural would create multiple nonconforming lots.

Deb Eno voiced her opinion regarding increasing restrictions on property owners throughout the state. Jim Sanford explained that the Land Use Regulations had been broadly restructured, but that not much of significance had actually been changed or added. It was explained that many of the changes that are proposed are to keep the Regulations in line with the unanimously approved Town Plan and to provide clarity for the DRB when reviewing development applications.

Jon Rickard thanked the PC for their efforts and voiced his support for the proposed changes.

Decisions and Answers to Questions Regarding Draft LUDRs

The following items were addressed:

- The Colony Subdivision parcels will be included in the Resort Residential District as requested.
- A decision regarding Dump Road parcel designation has not yet been finalized.

- Jim had discussed the Roth parcel on Plunkton Road with Jito Coleman, and learned that the Conservation Commission believes that while the southern portion of the property contains steep slopes and streams, the northern area might be suitable for a conservation PUD. Jim suggested that Jito contact Virginia Roth about this matter.
- Brandy and Rod had addressed thoroughly the comments provided by Richard Czaplinski regarding wetlands, erosion, etc. Jim suggested that her feedback be forwarded to Richard and ask if he has further input.
- Brandy and Rod had offered clarification/recommendations for the concerns raised by Stan Walker regarding the potential need for permitting to engage in gardening/landscaping.
- Brandy and Rod had provided responses to Jito's comments; that memo will be forward to him.
- The setbacks to be applied to interior lots was clarified, and appropriate language will be included in the draft Regulations.
- It was agreed by the PC members present to eliminate 3308.D (13) (b) standards for sidewalk construction. **MOTION to do so passed unanimously.**
- Camilla Behn had raised concerns about proposed requirements for asphalt paving (3308.D (11)(c)); this was discussed briefly, with mud season and safety issues raised, but no final decision reached.
- Camilla had questioned the allowance for a sign up to 18 feet tall at PUD entrances. Both of Camilla's comments will be forwarded to Brandy and Rod for feedback.

PC members discussed with Jito the maps to be included/referenced in the Regulations. Jito explained that the Conservation Commission plans to approach the Selectboard and present information related to natural resource mapping that has been completed and/or is currently being updated by Jens Hilke of the Fish and Wildlife Dept. It was pointed out that the use of some of the maps being proposed had been discussed previously, and the advice offered by Brandy and Rod was that they weren't proofed enough to have legal standing. Jito explained that Biofinder is more useful than the Atlas for many things, as the Atlas doesn't have Forest Block or Wildlife Corridor information, and there are issues that are called out in the Regulations that the Conservation Commission believes need appropriate maps to refer to when considering development proposals. It was agreed that this topic should be outlined carefully before presentation to the Selectboard, and decided that Jito will meet with Ruth to clarify and organize mapping information.

Other Business

Jim asked PC members to speak to any person they believe might be interested in serving on the PC, and make associated recommendations to the group.

Officers will be elected at the next meeting.

Dan reported that John Hammond was at the most recent MRVPD meeting to provide an update on the workforce housing project being planned.

Jim mentioned a recent Seven Days article regarding obstructing zoning regulations; he noted that Brandy and Rod had provided a detailed response outlining how the inclusion of permitted uses in town regulations prevents this type of situation.

The meeting adjourned at 9:11 pm

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Mike Bridgewater date

Dan Raddock date

Jim Sanford date