

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, May 23, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Jito Colman (Conservation Commission), Macon Phillips, Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Reconciliation of the Wildlife/Natural Resource maps with Jito, Brandy & PC
3. Follow-up on any other unresolved LUDRs items
4. Status of updated draft, another PC Public Hearing? Additional meeting with SB? Timeline going forward
5. New/Other business

The meeting was called to order at 7:39 pm.

Public Comment

There was nobody present requesting to address the PC.

Reconciliation of the Wildlife/Natural Resource maps with Jito Colman

Jim reported that he had met with Jito and Brandy on May 20 in order to discuss Conservation Commission (CC) mapping concerns; he and Jito both expressed that they felt the meeting was positive and that some agreement had been reached. Brandy had explained to Jim and Jito at that meeting that many CC comments had been addressed; she had further outlined why many of the CC concerns could not be addressed without backup documentation; the CC had presented the previous set of maps to be used as such documentation. Jito explained that originally the CC believed that the maps they were presenting could be implemented as overlays. They now have a better understanding of what is needed, and feel that the Contiguous Habitat Unit (CHU) map covers most of the resources the CC is concerned with; using this map will provide the needed documentation without requiring numerous overlays. Jito also explained that the CC is asking that these resources be used by the DRB as areas to be taken into consideration when reviewing applications; they are not meant to be adopted as presenting areas prohibited from development. The other concern of the CC is wildlife corridors; Jito indicated the most critical of these have been mapped as distinct crossing areas. Brandy had suggested in the meeting that these are also included on the most recent map received from Jens Hilke, and requested that Jito provide a separate overlay map of these crossings.

It was agreed by the PC members, and with Jito's concurring, that Section 3304.C of the LUDRs will be revised to include a requirement that the DRB will consider CHUs when reviewing building envelopes. The CHU map provided by the CC will replace the current Deer Wintering Area map. In addition, PlaceSense will incorporate the critical crossings overlay into the language related to protections.

Ruth inquired as to whether the CC would like to be notified of all DRB hearings as they are scheduled; Jito indicated that the preference would be that the CC be contacted when it is felt that their expertise might be useful in reviewing an application, noting that a 'this is what we know' report would be provided if requested.

Follow-up on any other unresolved LUDRs items

PlaceSense has not yet responded to the questions posed by the Selectboard.

The question arose as to whether cannabis regulations have been adequately addressed. It was noted that light trespass could become a concern, but that the proposed lighting regulations are clear and provide appropriate requirements.

Updated Draft, Timeline, Etc.

There was some discussion regarding whether an additional PC public hearing is warranted due to the mapping changes agreed to earlier in the meeting, the potential for clearing up lingering misunderstandings, and to report what has been changed or removed in response to earlier feedback provided. It was agreed to discuss the matter with Brandy and Rod before making a final decision.

Other Business

Dave Sellers has invited the PC to attend the housing exhibit currently taking place at the Madsonian Museum. Members expressed interest in attending individually.

Ruth mentioned some applications currently under review or ready to be submitted, some of which may be affected by the changing regulations. Board members explained that they would prefer to not have this information impact the adoption timeline.

Macon Phillips introduced himself as a potential member of the PC, outlining his interest in local civics and the community. He noted that housing is a primary interest of his, and that he is interested in both learning from and contributing to planning discussions.

Dan provided an update from the MRVPD, explaining that Waitsfield has been considering regulations related to cannabis, particularly reviewing their lighting and odor regulations. He also spoke of the time that Joshua Schwartz is devoting to the development of the new recreation hub, due to sentiment at the PD that too many non-recreation organizations are involved for this to be fully taken on by the Recreation District. PC members expressed concern that there might be a resulting loss of focus on resort impacts.

Adjournment

The meeting adjourned at 9:02 pm

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Camilla Behn date

Mike Bridgewater date

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Jenny Faillace date

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