

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, June 27, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, David DeFreest, Virginia Roth, Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Status of Town Green Pavilion
3. PC discussion on format for 2nd PC Public Hearing on 7/25
4. Group[s] support for LUDRs/Dan's one-on-ones with concerned citizens
5. Roth parcel & PUDs
6. New & Other Business: Approve/sign minutes of 6/13

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

**Public Comment**

Nobody requested to provide comment.

Camilla pointed out that the link to the web page containing the LUDR information was not working; Ruth advised that she is working with Mike Ketchel to remedy this.

**Status of Town Green Pavilion**

Ruth indicated that her understanding was that Jim and Devin Klein Corrigan were going to work on plans for a revised structure. Jim was unaware of this; Ruth will follow up with Devin, Dayna, and Marie.

**PC discussion on format for 2nd PC Public Hearing on 7/25**

The following points were made regarding the upcoming hearing:

- An agenda should be created
- What has changed should be highlighted
- A FAQ will be created
- Ruth will draft a document outlining in lay language rather than LUDR sections what revisions have been made in response to public input; PC members will review, and then the document will be reviewed by PlaceSense
- An explanation of impacts on pre-existing lots needs to be provided to clarify what will and will not be possible going forward

**Group[s] support for LUDRs/Dan's one-on-ones with concerned citizens**

It was suggested that each PC member become very familiar with the general sections of the LUDRs, and then divide up some sections/chapters for each to become an 'expert.'

The CC, FOMR, and DRB will be contacted again regarding providing a statement for the hearing.

There will be further discussion of the possibility of reaching out individually to those who have raised questions/concerns. A meeting was scheduled for this follow-up during the week.

**Roth parcel and PUDs**

Jim shared information from Brandy regarding PUDs and the benefits they provide in terms of dimensional adjustments and shared infrastructure. He explained that there is a density bonus for residential PUDs but not for conservation PUDs; as this benefit is rarely used throughout the state, it should not be a detriment to not have this bonus included in the conservation PUD.

Brandy's feedback on adjusting the zoning districts related to Virginia's Plunkton Road acreage were outlined. Virginia's current request is that the 88 acres on the northern end of the property be zoned as Rural rather than Resource Protection. Brandy has pointed out that making this change would constitute spot zoning, but suggested that an approximately 10-acre section adjacent to Alpine Village which does not contain either steep slopes or a large wetland area could be zoned as Residential. This would provide the ability to subdivide those acres further, while retaining the potential for the creation of three lots in the remaining 77 acres under consideration. The PC members discussed this with Virginia in order to provide further clarification of the final ramifications of this potential zoning district change.

**MOTION:** Jenny made a motion to expand the Residential District into the Plunkton Road acreage currently owned by Virginia Roth, by including a rectangle of land to begin at most northeastern corner of the Roth lot and extend 1000 feet along the border with Alpine Village properties, and extending 400 feet in a somewhat southerly direction. The motion was seconded by Mike, and passed with Camilla abstaining.

**New & Other Business: Approve/sign minutes of 6/13**

Dan provided an update on the status of the Housing Coalition, noting that the Executive Director's contract is drawing to a close and that there have been no funds provided to extend the position. He explained that the MRVPD is now likely to be researching what their role should be regarding the MRV housing situation, and that if the PD takes this on there will be other aspects of that organization's work that will need to be delayed. There was general agreement among the PC members that a tri-town Selectboard meeting will need to be scheduled to discuss the funding matter, and that Joshua and Amy should not spend time researching what is needed until the towns are in agreement regarding funding, as this is a multi-faceted economic issue. There were also suggestions offered regarding Land Use Regulation language potentially requiring that PUDs have at least one affordable dwelling included as well as requiring that when a large house is built an affordable dwelling must also be constructed on the site.

David DeFreest inquired about adjacent lots in different zoning districts, and whether a lot line adjustment would be allowed in order to create a subdividable lot in one district or the other. It was explained that this was possible, but that any existing covenants would also need to be taken into consideration.

Ruth provided an update on potential Sugarbush employee housing projects.

The minutes of June 13, 2022 were amended and approved.

**Executive Session**

A motion to enter Executive Session for discussion of potential PC candidates was passed unanimously.

The meeting entered Executive Session at 9:07 pm.

The meeting returned to open session at 9:46 pm.

**Adjournment**

The meeting adjourned at 9:51 pm

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary

**Planning Commission**

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Mike Bridgewater    date

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Jim Sanford        date

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Jenny Faillace     date

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Dan Raddock      date

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Camilla Behn      date