

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

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

Others Present: Ruth Robbins, Zoning Administrator, Bob Ackland, Robin Bleier, Hans Boerma, Laurie Boerma, Dave Campanelli, Alice Cheney, Richard Czaplinski, Mary Gow, Amy Hunter, Charles Kahle, Liz Kelly, Tim Kelly, Lisa Miserendino, Peter Monte, Kinny Perot, Steven Platt, Brandy Saxton (PlaceSense), George Schenk, Carolyn Schipa, Keith Streeter, Dorothy Tod, Stan Walker, Kate Wanner, Margo Wade, Stacy Weston

The meeting took place in the Warren Town Hall, and came to order at 7:03 pm

Agenda:

Public Hearing

New/Other Business

Public Hearing

Documents were available for attendees, explaining much of what was being presented by the Planning Commission.

Points made included:

- The LUDRs are a dense document, and difficult to peruse for specific information.
- There was a question regarding the trimming of trees in riparian buffers – explained as an aesthetic consideration for properties that must comply with buffer area regulations. The benefits of dead and dying trees for wildlife were explained, and it was noted that trees posing a potential danger to structures were exempt.
- Support of the Planning Commission’s efforts, and many of the changes incorporated into the Regulations, including the Zoning District changes.
- Acknowledgement of the Planning Commission’s compromises, and the length of time that has elapsed since the last full-scale iteration of the LUDRs was adopted.
- Meadowland protection, and confirmation that the same rules apply in the new draft, although now referred to as primary agricultural soils, which may be partially wooded.
- Whether an airport zoning district would be appropriate to prevent multi-family/density in that vicinity. Additional points were made regarding visibility requirements for potential future users of the airport.
- RV considerations regarding registration, etc. were clarified.
- Paving of driveways that are currently nonconforming was clarified as being considered maintenance.
- Verification that existing nonconforming development will not be required to conform to new standards.
- Clarification of maintenance of stream buffers. The use of the term ‘woody’ as a new introduction raised concerns.
- A request to change the dividing line on Vaughn Brown Road between the Rural and Resource Protection Districts.

- Land Use Regulations serve as a balance between individual desires for their property and the general public good, particularly in the advent of changes occurring in the environment.
- Clarification of a structure vs building definition.
- Density allowances in each district were discussed and clarified, along with an explanation of density bonus allowances.
- Stream setbacks in the Village being set at 25' was questioned.
- Concerns regarding the limited space for parking in the Village were raised; it was explained that parking is regulated by a Town ordinance, not the Zoning Regulations. Concerns were further expressed regarding the capacity for parking if multi-unit dwellings are developed, and the related potential loss of green space.
- The importance of enforcement, and the benefits of education.
- A question whether the transfer of development rights is still part of the Regulations; Brandy provided an explanation of the effects of removing this specific language.
- A request to revisit a map change proposed by Sugarbush in earlier comments that had been provided.
- Concern regarding the ability of the Town to interpret the new document; assurance was offered that both Ruth and the DRB are aware of the changes and in support of the clarifications provided in the updated document.
- Map change requests and the Sugarbush concerns regarding the transfer of development rights will be covered at a subsequent PC meeting.

The hearing concluded, the PC members signed the minutes of the previous meeting and briefly discussed the agenda for the next meeting on August 8th.

Adjournment

The meeting adjourned at 8:50 pm

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Mike Bridgewater date

Jim Sanford date

Jenny Faillace date

Dan Raddock date

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Camilla Behn date