

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Wednesday, August 31, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Lisa Miserendino, Keith Streeter, Amy Tomasso, Margo Wade (Sugarbush), Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. LUDR Finalization
3. New & Other Business

The meeting was called to order at 7:00 pm.

**Public Comment**

Lisa Miserendino questioned whether the zoning for the Town Garage parcel provides enough density should the garage be relocated and that lot become available for housing. Board members agreed that this should be reviewed, and that they will clarify and ensure that the zoning is adequate for this purpose. Lisa also suggested considering a requirement for PUDs to include some affordable housing, rather than just providing a density incentive to do so; it was agreed by all that the LUDR adoption process is too far along to consider this for the current update, but expressed that this type of consideration will be discussed in the ongoing conversation regarding affordable housing in the MRV in general.

Keith Streeter raised some concerns regarding portable structures, including pointing out what may be a typographical error and questioning the differing treatment of RVs vs trailers and other vehicles. It was explained that prevention of campers being parked and used for living quarters was the reason behind the different requirements.

Margo Wade provided documentation of concerns and questions regarding the LUDR updates as they relate to Sugarbush Resort. It was agreed that Ruth will review what is included in Margo's handouts and provide a response, noting which concerns have been answered and which the PC may still need to address.

Margo indicated that sections of the LUDRs related to worker housing and resort master planning were the most critical to be addressed, and provided some further information regarding master plan concerns as they relate to Sugarbush, indicating that it was felt to be onerous to have to rewrite a plan that has in large part already been implemented. She also asked for clarity regarding what should be included as part of the resort. Ruth and PC members explained that, particularly with new ownership, it would be best to move forward after reviewing what is already in place and gaining an understanding of Sugarbush's forward vision, rather than working from a document that is over 20 years old and was written under former ownership. It was agreed to discuss this in more depth at the September 12 PC meeting, with PlaceSense representative(s) present.

**LUDR Finalization**

It was decided to change the zoning district for Mary Gow's property as requested, with all voting in favor and Camilla abstaining. Jim voted approval, although he noted that Mary has had an opportunity to benefit the Town in another matter and did not agree to do so.

It was agreed to change Section 3203.A as suggested by PlaceSense (regarding storage for 'personal items' in dormitory housing), with all voting in favor and Camilla abstaining.

It was agreed to revise Section 3229.B.7 as suggested by PlaceSense, with language a little more generalized to avoid confusion with specific use standards, with all voting in favor and Camilla abstaining.

Jenny raised some questions regarding the language around home occupations/home business/family childcare home and what changes should trigger a new review of the permitted activity. Some rewording of these sections was worked out through discussion, which Ruth will finalize and send to Jenny and Brandy for review.

Ruth pointed out some map depictions that were more readable as originally presented, and the PC members approved reverting to the original map colors and detail.

A request which had been presented by Alice Cheney at earlier meetings regarding ¼-acre vs 10,000-sq-foot lot sizes was discussed, and as there was no reason to believe this small difference in lot size would affect affordability or other development factors, it was decided to not make the suggested change.

**New & Other Business**

Amy Tomasso presented information about the dog park which is proposed for the parcel at the end of the recreation field behind the School. She noted that parking is adequate and that the School has been part of the conversation leading up to this proposal, and indicated that there are many places for people to recreate, but that a dog park would be appreciated by others. Amy also explained that the Selectboard is amenable to the Town's allowing this use of the property, that the project is a joint effort between the Recreation District, MRVPD, and Mad River Path, and that funds are intended to be raised through a grant process for which crowdfunding will be used as a source of matching funds.

The PC members concurred that a dog park is a good idea, and that the project should continue to move forward.

Dan noted that the MRVPD has made available a survey regarding short-term rentals and that a symposium focused on affordable housing is scheduled for October 12.

The minutes of August 8 were signed.

The meeting adjourned at 9:04 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary  
**Planning Commission**

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Jim Sanford                      date

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Camilla Behn                      date

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Jenny Faillace                      date

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Dan Raddock                      date

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Michael Bridgewater                      date