

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 10, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Gene Bifano, Alice Cheney, Lisa Miserendino, Erika Nichols-Frazer (Valley Reporter), Macon Phillips, Brandy Saxton (PlaceSense), Keith Streeter, Dorothy Tod, Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Discussion with Gene Bifano
3. Other LUDR business
4. Main Street Improvement Project – repairs/maintenance
5. New & Other Business

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

Public Comment

Keith Streeter indicated that he will be seeking a ballot vote on approval of the LUDRs rather than Selectboard approval.

Alice Cheney expressed concerns regarding the difficulty of finding agendas and minutes on the Town's website and that she had sent a lengthy submission via a web contact form which had not received a response. She also indicated displeasure with construction-related noise, which she stated has been fairly constant recently. PC members advised her to take up noise disturbances with the Selectboard, as that is not in the purview of the PC.

Lisa Miserendino also noted that the website can be difficult to navigate.

Ruth noted that the website is currently being reviewed in preparation for an update, and advised people to reach out to Cindi Jones with their concerns. She also indicated she would research where to download submissions made through the web contact form that Alice referred to.

Discussion with Gene Bifano

Gene Bifano had provided the PC members with a lengthy list of concerns regarding the draft LUDRs, and reviewed those he felt were most compelling at the meeting.

Many of the issues raised were explained to be in the purview of the Selectboard rather than included in zoning regulations. These included enforcement of display of 911 address information, short-term-rental registration, and noise impacts other than those related to events and operational noises.

Ruth indicated that she would add a 911 address reminder to permit documentation provided to applications and will reach out to VLCT to determine how other towns are enforcing this signage. Dan explained the MRVPD work that is being undertaken regarding short term rentals, and it was explained that some of the PUD requirements that Gene described as onerous had been removed from the draft LUDRs.

Gene also spoke of tree preservation; Ruth explained the process undertaken for Conditional Use by the DRB and the zoning-district specific requirements regarding this topic. He also questioned the requirements related to resort zoning, and it was explained that the PC had spent time during recent meetings reviewing all the details raised by Margo Wade regarding implications for Sugarbush and made adjustments where it was deemed appropriate.

Other LUDR business

Ruth noted that one of the remaining Sugarbush-related item to address required provision of related employment numbers from Margo. She explained that accurate numbers are not currently available from Sugarbush's HR department. Brandy suggested looking at the available MRVPD data in order to generate suitable numbers to use as placeholders; these will be revised once more definitive employment numbers are available.

Another Sugarbush item to be clarified is a definitive outline of the lands to be included when determining the percentage of resort property allowed to be developed; Brandy noted that she is still waiting for those numbers that Margo indicated she would calculate and provide.

Brandy indicated that she is likely able to provide a final draft by next meeting, and that the previous version of the written report that will accomplish the Selectboard warning is likely still suitable. There was some discussion of Selectboard logistics and timing.

Main Street Improvement Project – repairs/maintenance

It was explained that the Selectboard has been looking into upkeep that is needed for the cobbled areas of Main Street, as well as the Village in general. They have requested that the PC provide feedback regarding options for both the repairs and any plans moving forward.

There was some discussion of potential repair strategies. Jim noted that often concrete is placed below pavers in order to prevent their becoming misaligned and sinking in spots. He indicated that this would go against the premise upon which the grant money was received, as in large part the project was meant to create pervious surface in the village area, although it might be beneficial in the crosswalks.

It was generally agreed that, although expensive, resetting of the brickwork is likely the best approach.

New & Other Business

There was a reminder of the housing summit scheduled for October 12.

Dan reported that Amy Tomasso is leaving the MRVPD.

Minutes from the September 26 meeting were signed.

The meeting adjourned at 8:56 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Camilla Behn date

Jenny Faillace date

Dan Raddock date

Michael Bridgewater date