

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 24, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Perry Bigelow, Lisa Miserendino, Macon Phillips, Brandy Saxton (PlaceSense), Keith Streeter, Margo Wade (Sugarbush), Carol Chamberlin (Recording Secretary, online).

Agenda:

1. Public Comment
2. Sugarbush Updates
3. Other LUDR business
4. Macon Phillips
5. New & Other Business

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

Public Comment

There was some discussion based on prior public comments received regarding the parking/storage of camping units on lots as included in Section 3005.C of the draft LUDRs. It was agreed that this type of use is not currently an issue, and that Section 3005.B adequately covers situations where unregistered campers are stored. It was also noted that State Rules cover wastewater implications, and that campers can be driven to appropriate disposal sites.

MOTION: *Jim moved to eliminate Section 3005.C from the draft LUDRs; Mike seconded; the motion carried with Camilla abstaining and the rest voting in favor.*

Lisa Miserendino inquired about the density allowed on the site that currently houses the town garage; it was confirmed that this is the same as the Village District.

Sugarbush Updates

Margo reiterated Sugarbush's request to remove Section 3215.E.1, related to the percentage of resort-owned land that might be used for development rather than recreation. Brandy indicated that edits have been made to the LUDRs such that this topic now refers back to the Master Plan requirements and the numbers included there, making the language in 3215.E.1 moot at this point. She indicated that this might be revisited if development is near the limit in the future.

Margo also requested that Section 3215.E.5 be removed from the draft LUDRs. She indicated that Sugarbush executives had requested that the employment data requested as a baseline not be shared with the PC at this point. Margo reported that the Resort currently houses approximately 150 employees and is working on a project that includes another 80 or so beds, which would bring the total of resort-owned beds to approximately 150.

Dan provided numbers he had gleaned from various public documents and MRVPD reports; the upper end of these published numbers led Brandy to suggest that the base numbers included in the LUDRs should be 200 year-round and 900 seasonal employees. The related LUDR language would require that Sugarbush house at least 30%/50% of employees in excess of these base numbers, based upon an annual report provided by May 31.

MOTION: *Dan made a motion to eliminate Section 3215.E.1 from the draft LUDRs, and to include Section 3215.E.5 as outlined by Brandy. The motion was seconded by Jim. The motion carried with Camilla abstaining and the rest voting in favor.*

Other LUDR business

Jim will draft a statement from the PC to accompany the draft LUDRs and PC Report when these are presented to the Selectboard.

It was decided to hold a special meeting on November 3 in order to adopt the draft LUDRs to be passed to the Selectboard at their November 8 meeting.

Macon Phillips

Macon Phillips, a potential new member of the PC, spoke with the current members about the timing of his joining the group; it was agreed to wait until after the LUDR adoption process. An overview of the other types of projects that PC is involved in was provided.

New & Other Business

Jim suggested attending the current exhibit at Madsonian regarding development; he found it very informative.

Minutes from the October 10 meeting were signed.

The meeting adjourned at 9:28
pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Camilla Behn date

Jenny Faillace date

Dan Raddock date

Michael Bridgewater date