

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, November 14, 2022**

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

Others Present: Ruth Robbins, Zoning Administrator, Carol Chamberlin (Recording Secretary, online), Dodge Bingham, Mary Jane Blouin, Ryan Bowen, Mimi Bittenheim, Jeff Campbell (Fire Chief), Connie Colman, David DeFreest, DJ, Scott Dolny, Paul Eardensohn, Victoria Eardensohn, John Egan, Quinn Egan, Dylan Frazer, Alex Hilton, Kurt's iPad, Paul Lynch, Alex Maclay, Ty Nelson, Erika Nichols-Frazer (Valley Reporter), Mark O'Connell, Michael Palmer, John Pitfield, Jon Rickard, Britton Rogers, Virginia Roth, Susan Saraceno, Alice Tenbeau, Peter Tenbeau, Barbara Venezia, Jennie Wadhams

Agenda:

1. Public Comment
2. Discussion – Verizon cell tower off Airport Road
3. Possible projects going forward (e911 ordinance update, contractor hours ordinance, improvements to triangle garden entrance at Municipal Building)
4. New & Other Business - minutes

The meeting was called to order at 7:33 pm.

**Public Comment**

Nobody present provided public comment on a topic other than cell tower installations.

**Cell Tower Discussion**

John Egan began the discussion by outlining the information presented in his letter to the PC, noting the high elevation of the proposed location, the proposed 140' height being well above the tree line, the visual impacts of the proposed tower – particularly as it would likely require lighting due to its proximity to the airport, safety issues related to gliders and other aircraft. He also questioned the need for additional coverage that would be provided by the proposed location, and noted that no sight line analysis had been provided and that not much was provided in the proposal outlining compliance with the Town or Regional Plans.

Camilla pointed out that the proposed tower is meant to meet increased demand in the coverage area rather than to broaden the area covered. There were questions raised regarding the move to 5G service, and whether that would negate the need for taller towers.

Ryan Bowen reported that he had a conversation with the airport manager, who has reached out to the FAA to determine if this tower installation would be considered a nuisance.

Several people spoke about the possible health impacts to those living close to cell towers. Points were also made regarding the road construction to the site, fuel storage and generator use on site, and impacts on wildlife.

David DeFreest indicated that Verizon's original proposal was for a tower on the pinnacle of land on his property and that he had denied that location, leading to the current site's being proposed. He expressed his willingness to continue the open communication he has been engaging in with neighbors.

Camilla explained that notification to the Town had only been received in the past week; an explanation of the logistics of preliminary meetings and the formal application process followed. Members of the public were assured

that all upcoming meetings/hearings regarding the proposal would be open to the public for comment. Mr. Egan asked the PC to present relevant Town Plan sections for which the applicants must show deference, and explained that this holds true for the Regional Plan as well.

Camilla questioned where other towers are located in the area, and what impacts have been noticed related to those. She indicated the importance of balancing the dependence on cell service with the impacts of tower placement.

### **Upcoming Potential Projects**

E911 – Ruth explained that full enforcement of posting of E911 addresses should be considered by the Selectboard, but that she will look at the current ordinance language regarding street naming and numbers and propose appropriate changes. She also noted that something might be incorporated into provision of Certificates of Compliance, and agreed to research other towns' ordinances for requirements language

Contractor hours – Ruth inquired about setting limitation on work hours in order to assuage noise complaints raised by neighbors; it was agreed that this is not something that can/should be regulated.

Main Street work – Ruth reported that she was approached regarding the gardens along the side of the hill coming up from Main Street; the foot of the garden is stabilized by a stone wall, but none exists along the sides. She has requested that an estimate be provided for the work to install more stone support wall, but has not yet received that information. It was agreed that this work should be included in the other traffic calming work being spearheaded by Bob Ackland. The road configuration in the bandstand area was also discussed, Camilla explained the current plans for this project, and it was agreed that this and the garden project should be coordinated if possible. Camilla noted that a presentation on these plans will be scheduled in the coming months.

Library gazebo plan – Jim indicated that he believes there is a better location – up higher and closer to the parking lot – for the gazebo planned to be installed by the Friends of the Library. He agreed to contact Dayna and Marie about this matter.

Verizon meeting – it was agreed that Ruth should invite Verizon representatives and other pertinent parties to an upcoming PC meeting, preferably the November 28 meeting. Jenny offered to put together a list of the concerns raised and related questions to be asked. Jito will be notified of this, as the chair of the Conservation Commission. Ruth will work on logistics related to holding the meeting in the larger upstairs room.

Lighting and traffic calming – Jim brought up the topic of lighting as it relates to nighttime traffic calming. Camilla raised the possibility of applying ARPA funds to street lighting. Other potential traffic calming measures were discussed.

### **New & Other Business**

The need for additional members was discussed, and some potential candidates mentioned.

**MOTION** by Dan that Macon Phillips be recommended to the Selectboard as a new member. The motion was seconded by Mike, and approved with Camilla abstaining.

Camilla asked if the 'no parking' sign recently installed at the Pitcher Inn is allowed.

Minutes from the October 24 meeting were signed.

Dan asked for PC members to provide him with any input regarding ideas for upcoming work to be taken on by the MRVPD. He noted that the tri-town meeting is planned to be held at some point in January; there is no agenda set yet for this annual meeting.

There was agreement that delivery of fill by the Road Department should be reported to/coordinated with the ZA.

Dan indicated that he will be sitting on an ARPA-distribution subcommittee and will be asking for related input from PC members.

Jenny provided a report on the recently held housing summit, noting that the state infill development guidance might be something for the PC to follow up on. Jim pointed out the increased traffic that would be created by housing development that isn't centrally located and allows for a mostly walkable lifestyle.

The meeting adjourned at 9:38 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