

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, January 9, 2023**

Members Present: Camilla Behn, Michael Bridgewater, Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford, Chair.

Staff Present: Ruth Robbins, Zoning Administrator, Carol Chamberlin (Recording Secretary, online)

Others Present: Mary Jane Blouin, Ryan Bowen, Brooke Dingedine, Paul Eardensohn, Dennis Gray, John Hammond (Sugarbush), Lexi Leacock, Peter Raymond, Margo Wade (Sugarbush), John Westhelle (Sugarbush)

Agenda:

1. Public Comment
2. Margo Wade, Sugarbush Resort – presentation of two proposed development projects
3. Updates/improvements to methods for communicating with and connecting to the public
4. MRVPD Partnership Meeting
5. New & Other Business

The meeting was called to order at 7:30 pm.

Public Comment

Nobody present offered comments.

Sugarbush Resort Development Proposals

Margo presented information regarding two proposals for development of employee housing; applications for both of these have recently been submitted to the DRB, and so will be reviewed under the current LUDRs.

The first of these that Margo covered is redevelopment of the ‘Sugar Cube’ parcels at the intersection of the Sugarbush Access and Golf Course Roads. There are currently four existing, non-conforming lots at this location; Sugarbush owns two, John Hammond owns one, and Roberta Principe owns one. The four parcels share a water source and wastewater system through deeded rights.

Margo explained that the wastewater permit allows for four bedrooms for each lot, and that Sugarbush intends to distribute those twelve available bedrooms between the three parcels in order to provide some flexibility in the size/configuration of the houses to be built. She noted that, while the intent is to create employee housing, the permit is being sought as a redevelopment of preexisting non-conforming small lots, with residences rather than a more typical dormitory style of housing being planned.

Roberta Principe spoke of her concerns regarding ensuring an adequate water supply as well as impacts on her dwelling related to road use and plowing.

Next, Margo outlined the plans in place for redevelopment of the ‘Rositas’ site, located near the top of the Access Road. This structure is being applied for as apartments under the current LUDRs. Margo explained the logistics applied in order to get the density needed by the resort, including room configuration and living space configuration, and noted that there are items that need to be worked through with the DRB. The building is proposed to be four stories tall, and will have all single-occupancy bedrooms, as that is the situation that most people who will be using the housing are seeking. There was some discussion of the proposed building height and other details, including parking, kitchen design, seasonal use, and the development timeline. Margo answered questions from PC members and the public, and indicated that Sugarbush will likely request a letter of support for their related Act 250 application.

Communication

Macon raised the topics of Zoom meeting experiences and publishing PC-related information for the public. There was some discussion regarding continued/alterd use of the separate web site which was created for presenting information related to the proposed LUDR changes vs working to create an overall better experience for users on the general Town of Warren site. Camilla indicated that the Selectboard might reconsider the topic of upgrading the site, as it had been recently decided to not work on those improvements at this time. There was also some discussion regarding the use of listservs and handling of published content. PC members explained to Macon that there are Open Meeting Law requirements and other parameters that must be considered when developing use of new technology-driven methods for public body communications. He indicated that he would research how to best communicate within those restraints and bring proposals back to the PC at an upcoming meeting.

MRVPD Partnership Meeting

Dan provided an overview of the agenda planned for this upcoming meeting, noting that the presentation of the MRVPD history should be brief, and that most of the time will be spent soliciting a sense of what the MRVPD partners believe should be priorities moving forward. Dan will circulate the priority list that the PC recently created for him to use in providing feedback to the PD, so that PC members may provide updated comments, etc.

Some historical PD background was provided for Macon’s benefit, as well as some information regarding the focus on housing over the past several years. There was a brief discussion regarding affordable/attainable housing and whether all the focus should be on Irasville for this type of development or if there are suitable areas in Warren as well. It was pointed out that the PD member towns need to reach a common vision before the PD can take an effective lead role regarding housing development.

New & Other Business

Minutes were signed.

The meeting adjourned at 9:46 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Camilla Behn date

Jenny Faillace date

Dan Raddock date

Michael Bridgewater date

Macon Phillips date