

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, February 13, 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: Connie Colman, Brooke Dingleline, John Egan, Carole Parker, Liz Raddock, Dan Reicher

Agenda:

1. Public Comment
2. PC “prep” for Select Board meeting 2/14/2023
3. New and other business

The meeting was called to order at 7:36 pm.

Public Comment

Connie Colman provided comments regarding LUDR language regulating cell tower siting.

LUDR Review for Selectboard Meeting

Some procedural items were discussed, with it being clarified that PC members will be available at the Selectboard hearing in order to answer questions but not to make recommendations regarding any changes. The intent behind decisions will be explained where questions arise.

The changes suggested by some residents regarding telecommunication towers and associated LUDRs were discussed. Dan pointed out that there may not be appropriate language in the Town Plan to support some of the recommendations, particularly around identifying important viewpoints in town. It was decided that PC members would not make any suggestions to the Selectboard at this point, but rather provide any further background material requested.

Brooke spoke about the process and background of her development of the suggested ordinance language and answered related questions.

It was agreed that both PlaceSense and the Town’s attorney should be consulted regarding any changes to the LUDRs regarding tower installations.

There was discussion regarding the potential for adoption of the current LUDR draft, with the intent to create further revisions in the short term to address some of the issues that have arisen, with note being made of the timing and effects on recently or soon-to-be-submitted applications.

It was again observed that the LUDRs do not serve as a prescriptive document, and that many of the goals included in the Town Plan can be better addressed through avenues other than LUDR language, which only serves to allow or disallow land uses of various densities in different locations within Warren.

Dave Sellers had provided the PC with an outline his idea for halting development in an area of East Warren and establishing a greenspace area, zoned for tiny lots around the edge; he suggested that this may be a partial solution to expected increases in population due to climate migration.

New and other business

Minutes were signed.

The meeting adjourned at 9:23
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