

**TOWN OF WARREN  
PLANNING COMMISSION  
MINUTES OF MEETING  
JUNE 11, 2001**

**MEMBERS PRESENT:** Susan Compton, Chair; Tara Hamilton, Donald La Haye, Lisa Miserendino, Claudia Woods.

**OTHERS PRESENT:** Kinny Connell, Barry Simpson, John Norton, Selectboard Members; Margo Wade, DRB/PC Assistant.

**AGENDA:**

1. 7:30 p.m. Call to Order
2. Zoning – What Next – discussion with the Selectboard
3. Sugarbush Pedestrian Path – discussion
4. Other Business:
  - a) Signing of minutes
  - b) PC position advertisement comments/suggestions

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**I. CALL TO ORDER**

Ms. Compton called the meeting to order at 7:30 p.m.

**II. ZONING – DISCUSSION WITH THE SELECTBOARD**

The group discussed next steps for the Land Use Regulations, which included; meet with Lenord Robinson to discuss his concerns; work with the legislature to amend the supermajority provision in 24 V.S.A. §4404(e); and perform house keeping changes.

Ms. Connell stated that amending the super majority provision is not a guaranty and would probably take a few years.

Mr. Norton suggested putting a vote before the voters to repeal the current zoning and subdivision regulations, if the repeal is successful have the Selectboard adopt the Land Use Regulations as interim, then put the interim regulations to an adoption vote before the voters. This way neither the repeal nor the adoption is subject to the supermajority provision.

Ms. Compton raised the concern regarding the town being without zoning for any period of time, and suggested that the Selectboard adopt the land use regulations as interim first then hold the repeal vote.

Ms. Wade will contact Steve Stitzel with the following questions and attend the Selectboard meeting the following evening to discuss his answers.

Questions:

- 1) Can the Selectboard adopt interim zoning now and repeal the current zoning later? The interim zoning would be the new land use regulations with changes incorporated to reflect the most recent comments received.
- 2) Can the interim zoning be the full document since this is not the first time Warren has adopted zoning?
- 3) Can the Selectboard amend the interim zoning once they have adopted it?

- 4) Can the Selectboard place a moratorium on the issuance of building permits for the period between the date of the waning and the hearing and/or vote?  
5) How will the repeal affect the validity of permit issued under that zoning (i.e. the Sugarbush Hotel permit)?

The PC discussed some of the concerns raised at the May 22<sup>nd</sup> informational meeting and if these could be accommodated. These included: adding commercial water extraction and windmills as conditional uses to the FR District; explaining the daycare conditional use allowed at the AC District; and decreasing the number of non-resident employees allowed with the Cottage Industry use.

### **III. SUGARBUSH PEDESTRIAN PATH**

This discussion was tabled to a later date.

### **IV. OTHER BUSINESS**

- a) Signing of minutes

**MOTION by Ms. Hamilton, seconded by Ms. Miserendino to approve the May 14, 2001 meeting minutes. VOTE: unanimous; motion carried.**

- b) PC position advertisement comments/suggestions

The advertisement for the PC opening will run in the next two Valley Reporters, and interviews will be scheduled at 7:30 p.m. on June 25<sup>th</sup>.

#### Items for the next PC meeting:

- PC Position Interviews
- Zoning Amendments and discuss Interim Zoning Hearing

### **IV. ADJOURNMENT**

**MOTION by Ms. Hamilton, seconded by Ms. Miserendino, to adjourn the meeting. VOTE: unanimous; motion carried.**

The meeting adjourned at 10:15 p.m.

Respectfully submitted,  
Margo B. Wade  
DRB/PC Assistant

**PLANNING COMMISSION**

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Susan Compton, Chair (date)

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Tara Hamilton (date)

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Donald La Haye (date)

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Lisa Miserendino (date)

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Claudia Woods (date)