

**TOWN OF WARREN
PLANNING COMMISSION
MINUTES OF MEETING
JUNE 25, 2001**

- MEMBERS PRESENT:** Clayton Cormier, Tara Hamilton, Vice Chair; Donald La Haye, Lisa Miserendino.
- OTHERS PRESENT:** Matt Sargent, PC Candidate; Barry Simpson, Selectboard; Brain Shupe, BRI; Margo Wade, DRB/PC Assistant.
- AGENDA:**
- 1) 7:30 p.m. Call to Order
 - 2) Planning Commission Interview with Matt Sargent
 - 3) Land Use & Development Regulations – discuss Steve Stitzel’s response and prepare for repeal public hearing
 - 4) Sugarbush Pedestrian Path discussion
 - 5) Other Business
 - a) Signing of minutes
 - b) MRVPD Steering Committee – update from Clayton Cormier
 - c) Millhouse Bundy – community arts center
 - d) Affordable Housing Study - update

I. CALL TO ORDER

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

II. Planning Commission Interview

The commission interviewed Matt Sargent to fill the open PC position.

MOTION by Mr. Cormier, seconded by Mr. La Haye to recommend Matt Sargent to the Selectboard for the open seat on the Planning Commission. VOTE: unanimous; motion carried.

III. Land Use & Development Regulations

The group discussed Steve Stitzel’s response to questions brought up at the last PC and Selectboard meetings; the Selectboard request regarding the possible zoning and subdivision repeal process; and suggested amendments to the new land use regulations.

Q: Can the Selectboard adopt interim zoning now and repeal the old zoning later? The interim zoning would be the new land use regulations with changes incorporated to reflect the most recent comments received.

A: The Town cannot adopt interim before the repeal of the old zoning because the purpose of the interim is to have something in place while developing permanent zoning. In addition, we cannot implement full interim zoning while permanent zoning exists.

Stitzel Recommends: Vote to Repeal → Selectboard Adopts Interim → Vote to Adopt

Selectboard will warn a meeting to consider adopting interim for the evening of the repeal vote to protect the Town from being without zoning for any period of time.

Q: Can the interim zoning be the full document since this is not the first time Warren has adopted zoning?

A: Yes if the repeal is successful.

Stitzel Recommends: taking out the Interim Forest Reserve Article to preserve that existing interim clock and then bring the two interim documents together for the adoption vote.

Q: Can the Selectboard amend the interim zoning once they have adopted it?

A: Yes

Q: Can the Selectboard place a moratorium on the issuance of building permits for the period between the date of the warning and the hearing and/or vote?

A: No

Q: How will the repeal affect the validity of permit issued under that zoning (e.g. Sugarbush Hotel permit)?

A: Accommodate this with language in the interim and permanent regulations to protect previously issued permits.

NOTE: S144 should take effect July 1, 2001, which allows the Town to regulate development under the interim and/or permanent zoning at the date of the warning.

Mr. Le Haye questioned the constitutionality of the super-majority provision and said that the would research this further.

At the Selectboard June 12th meeting the board requested that the PC begin the process to repeal the zoning and subdivision regulations. The group discussed how confusing the process is and the appearance of forcing the adoption of the new regulations.

The group also discussed suggested amendments to the new land use regulations that resulted from a meeting between Lenord Robinson, Brian Shupe and Margo Wade.

FOREST RESERVE DISTRICT STANDARDS (page 6)

Concerns: language is too restrictive, single unit dwellings requiring conditional use review, minimum lot size is too high, uses not allowed (e.g. accessory dwelling, commercial water extraction, B&B, lodge, inn, cottage industry, telecommunication towers, windmills)

Changes: Soften language under (F) Supplemental Development Standards, reverse order and combine (F)(3) b. and c.; add accessory dwelling, telecommunication facilities, commercial water extraction, and B&B to conditional uses. Because the State's Current Use program requires a minimum of 25 acres and one of the goals of the Forest Reserve district is to maintain the forests, the minimum lot size for the district will remain at 25 acres.

BOBBIN MILL COMMERCIAL DISTRICT (page 22)

Concerns: benefits one property owner, many more uses allowed in comparison to the RR District, there is no set back from Lincoln Gap Road

Changes: add 100' Lincoln Gap set back

Mr. Cormier stated for the record that he disagreed with the commission decision to exclude Warren Motors from the Bobbin Mill district.

§4.3 – CAMPERS & TEMPORARY SHELTERS (page 45)

Concerns: campers cannot be hooked up to facilities (water, sewer, power); one-acre requirement; and no camping in AVR district

Changes: allow campers & temporary shelter to be hooked up to facilities and occupied for greater the 30 days if properly permitted

§4.14 – WINDMILLS/PUBLIC FACILITIES (page 53)

Concerns: not allowed in the FR and other districts.

Changes: add definition for *Power Generating Facility* to clarify allowability of these uses

§9.2 – EXEMPTIONS (page 97)

Concerns: the \$5000 exemption threshold is too low

Changes: increase the \$5,000 threshold to \$10,000

The changes will be made to the land use regulations and will be distributed the PC, SB, DRB and made available at the July 9 hearing. Ms. Wade will also draft an explanation of the repeal/interim/adoption process and distribute and make available for the hearing.

IV. Sugarbush Pedestrian Path

The discussion was table to the August 13 meeting.

V. OTHER BUSINESS

a) Signing of minutes

MOTION by Mr. Cormier, seconded by Mr. La Haye to approve the June 11, 2001 meeting minutes. VOTE: unanimous; motion carried.

b) MRVPD Steering Committee – update from Clayton Cormier

Mr. Cormier requested that the update be tabled to the next meeting because the Steering Committee had not yet met in June.

c) Millhouse Bundy – community arts and performance center
Ms. Wade distributed an invitation to a discussion on July 10, 2001 at 9:00 a.m. concerning the future of the Millhouse Bundy as a community arts and performance space. Ms. Roth has requested Warren PC participation on the project. The meeting will be held at the Millhouse Bundy.

d) Affordable Housing Study - update
Ms. Wade will be meeting with Fred Schmidt and Chris LaPointe in the next few weeks and will have more info to report at the time.

Items for the next PC meeting:

- Repeal Hearing

VI. ADJOURNMENT

MOTION by , seconded by , to adjourn the meeting.

VOTE: unanimous; motion carried.

The meeting adjourned at 11:00 p.m.

Respectfully submitted,
Margo B. Wade
DRB/PC Assistant

PLANNING COMMISSION

Clayton Cormier (date)

Tara Hamilton, Vice Chair (date)

Donald La Haye (date)

Lisa Miserendino (date)