

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, February 27, 2023**

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

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

Others Present: John Egan

Agenda:

1. Public Comment
2. Discuss recently received LUDR comments
2. PC “prep” for Select Board meeting 2/28/2023
3. New and other business

The meeting was called to order at 7:31 pm.

**Public Comment**

Nobody from the public was present during the public comment portion of the meeting.

**Discussion of Recently Received Comments**

A request had been received from Alexandra Harvey regarding the placement of the Harvey property, of which a portion is conserved, in the Resource Protection District; they requested that the unconserved portion be included in the Rural District instead. There was some discussion of the other property owners that had made similar requests, many of which were granted. It was decided to advise Ms. Harvey to explain that the entire parcel was put in Resource Protection due to land records indicating that it is one piece, when it is actually split into separate parcels.

There was a related discussion regarding the appropriateness of placing parcels in Resource Protection based upon owners’ values and decisions to conserve; along with the decision made to putting less land in Resource Protection than the Conservation Commission and some Planning Commission members preferred due to the public resistance experienced with moving from a one- to five-acre minimum in a large portion of town. It was felt that putting a larger percentage in the 25-acre zoning would have been unacceptable.

It was noted that there may be some legal review of the Master Plan requirements included in the draft LUDRs.

**LUDR Review for Selectboard Meeting**

Some feedback from PlaceSense had been received regarding the comments provided by Selectboard members. It was suggested that Brandy be present at the March 14 Selectboard meeting in order to provide more detailed explanations where necessary.

Jim told of some data regarding a large increase in single family homes in Vermont over the past few years, noting that there will be more pressure seen over the upcoming years, and offering that the LUDRs as drafted have laid out a road map to let such development happen in a way that will allow the area to look familiar twenty years in the future.

There was generally agreement that more frequent interaction between the PC and Selectboard would be beneficial moving forward, as well as some frustration expressed that there had been no feedback provided to the PC until recently, although the process had been underway for three years. It was felt that there would be benefits for the two groups to have broad brush conversations regarding planning going forward.

The comments provided by Andy Cunningham had been reviewed at the most recent Selectboard meeting; the PC members went through the list of questions provided by Devin Klein-Corrigan along with Brandy's responses, noting explanations where appropriate and expressing some potential comfort with changing language in some instances.

Sections discussed where more clarification from PlaceSense was requested included:

- Section 3002.E 5a and 5b appear to contradict – Road intersections/curb cuts – whether all should be in alignment at intersections, or offset.
- Sections 2008.F 3 and 3003.C – The reasons behind the 24' height restriction for accessory structures need to be clarified; it should be outlined what other than aesthetics is behind this limit.
- Section 3104.H – There were questions related to the reasons behind requirements for paving of parking areas and agreement that this is impractical for many properties in Warren; more information is needed.
- Section 3211.A – It was unclear how there might be more dwelling spaces for short-term-rentals than there are ADUs allowed on a property.
- Other questions included in Devin's list had not been addressed by Brandy in her responses; the PC would like input regarding those from PlaceSense.

Some items were identified as potentially needing to be amended:

- Section 3014.E 5 – Blasting of rock outcroppings and exposed bedrock requiring Conditional Use review might be changed to simply requiring a permit.
- Section 3108 – It was agreed that adding a requirement related to bearproofing of trash containers would be beneficial
- Section 3308 (10) – the 275' sight line may not be possible in many locations
- Conservation PUDs should potentially include the option for a density bonus, as this may create even more acreage left as undeveloped

Other points were discussed, and there was some agreement that for things such as the definition of a truckload quantity, and the amount of a residence allowed for operation of a home occupation, the specific number could be determined by the Selectboard if so desired.

Regarding a general purpose statement protecting ridgelines or viewsheds, some of the background information and previous PC discussion was reviewed, with explanations provided regarding conflicting opinions about placement of energy infrastructure on ridgelines and the need to provide more specificity in the Town Plan regarding which viewpoints should be defined as aesthetically important to the Town.

### **New and other business**

Minutes were signed.

The meeting adjourned at 10:00  
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

\_\_\_\_\_  
Dan Raddock                      date

\_\_\_\_\_  
Michael Bridgewater                      date

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Macon Phillips                      date