

Agenda  
Warren Selectboard  
April 12, 2023  
Warren Municipal Building  
VIA Zoom or In Person  
6:00 PM

6:00 PM – Public Comment

6:05 PM – Agenda Changes

6:10 PM – Selectboard Workgroup on Feedback from Land Use Development Regulations Hearings

8:00 PM – Other Business

Town Of Warren is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/82748416245?pwd=eVIUOVNGZnZqRGErRitiMzZTY1JpUT09>

Meeting ID: 827 4841 6245

Passcode: 069442

One tap mobile

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+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

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**Minutes of April 12, 2023**

Warren Selectboard

Warren Municipal Building

Via Zoom or In person

6:00 PM

**Members Present:** Andrew Cunningham, Luke Youmell, Robert Ackland, Camilla Behn & Devin Klein Corrigan.

**Others Present:** Macon Phillips, Jennifer Faillace, Shelia Getzinger, Victoria Eardensohn, John Egan, Brook Dingletime, Ruth Robbins, Mark Oconnell, Mary Jane? Connie Coleman.

Public Comment – None

Agenda Changes – None

Ms. Robbins presented to the board an explanation of the process of the proposed Land Use Regulations going forward as follows:

1. The 150-day time period that started when the Select Board warned their Public Hearing on January 5, 2023 and ends June 14, 2023, is merely the time period during which any applications submitted are reviewed under the proposed regulations. Should the Select Board not act on adopting or rejecting the proposed regulations then the review process that utilizes the proposed LUDRs “sunsets” and all applications going forward after June 14<sup>th</sup> are reviewed under our adopted regulations. The SB can then continue to review and make changes as they see fit until they are ready to present a revised final draft to the public in a final public hearing and subsequent adoption.
2. Should the Select Board elect to reject the proposed LUDRs at any time prior to the 150-day mark of June 14<sup>th</sup>, then the next day all applications are reviewed under the currently adopted LUDRs. However, what that action also does is “somewhat” start the process over. The PC would need to approve a draft for a PC public hearing, which could be a draft revised by the SB but they could propose something that the SB did not draft. It becomes the PC’s document again and they are the authors right up until they pass it on to the SB. The first adoption process ends and a new one starts. It is not a continuation of the same adoption process.

Ms. Getzinger asked for clarification on the Zoning Regulations: The Current Regulations are the ones that the Selectboard is reviewing but has not been adopted. The former regulations are the ones that were enforce prior to the acceptance of the Current Regulations from the Planning Commission to the Selectboard. Ms. Getzinger also stated that you can’t get a current permit to do anything as listed in section 1-4 of the current regulations as it is provisional. She also commented that VLCT had told Ms. Robbins that any permit under the current regulations issued there is a condition that no work can be done until the current regulations are adopted. She commented that she had never heard that before and maybe Ms. Robbins should recheck with VLCT on that. She stated from the previous night that the building season is very short and people need a valid permit they can rely on.

Mr. Youmell asked do we reject or keep going on the edit? Ms. Klein commented that the only reason to reject the Current Land Use Regulations is for the undue burden it places on applicants.

Ms. Behn commented that the Planning Commissions intent was to try to adopt the regulations freeing up the construction season. Where do we go from here? Ms. Klein Corrigan commented that there are 4 chapters that need significant review. Mr. Cunningham commented that the Selectboard has momentum and that the Selectboard should keep moving on them. Ms. Behn commented that the board could pass the current regulations if they don't think they will be severely impacting the public.

Mr. Cunningham commented that Sugarbush piece could hold up the process another 3 weeks, as they have not heard back from Ms. Wade on Sugarbush's edits. That could push the time line out to early June and Mr. Cunningham commented that people could lose their contractors or some applications may have to go to the DRB for review, which then there is a 21-day appeal period following a DRB decision.

Mr. Youmell asked the following:

- 1) Continue to edit or reject and continue editing.
- 2) What is the best for the public in a timely fashion or reject to alleviate the burden on the construction season? The board felt that the best interest for the Town was to vote to reject the current land use regulations and continue with edits then send draft back to PC and receive back by November 1. All the substantial editing would be completed by the Selectboard.

Motion by Ms. Klein Corrigan to reject the Current Land Use Development Regulations out of respect for the courtesy of the short building season for applicants, continue with the editing, send draft back to PC received back from PC and warn a public hearing November 1, 2023 with all the substantial editing to be done by the Selectboard, seconded by Mr. Cunningham. All in Favor: VOTE: 5-0.

Logistic Schedule:

Stream line other Town Business to an hour only on the regularly scheduled meeting dates, meet on the 18<sup>th</sup>, 25<sup>th</sup> May 2 and May 9 at 6:30 PM.

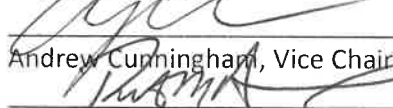
Ms. Behn will have one list that will be given to all and organize it by chapters and start with chapter 1 edits moving through the document. Chapter 3 edits, could be one single meeting.

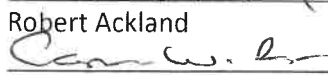
7:30 PM – Motion to adjourn by Mr. Cunningham, seconded by Mr. Ackland. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,  
Cindi Jones, Warren Town Administrator

The Warren Selectboard

  
\_\_\_\_\_  
Luke Youmell, Chair

  
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Andrew Cunningham, Vice Chair

  
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Robert Ackland

  
\_\_\_\_\_  
Camilla Behn

  
\_\_\_\_\_  
Devin Klein Corrigan

**The two options for going forward with the SB review of the LUDRs**

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