

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, May 8, 2023**

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Members Present: Camilla Behn (Vice Chair), Mike Bridgewater, Macon Phillips, Dan Raddock (Chair), Jim Sanford.

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

Others Present:

Agenda:

1. Public Comment
2. Review of Town Plan goals and strategies
3. LUDR status
4. Updates on new members  
    Process for onboarding, Training materials
5. New and Other Business

The meeting was called to order at 7:08 pm.

**Public Comment**

No members of the public were present.

**Town Plan goals and strategies**

There was some discussion regarding what goals and tasks outlined in the Town Plan should be focused on now that the bulk of the LUDR update process has been completed; the PC is waiting for the Selectboard to finish their review and provide proposed edits. Things noted included:

- Affirming that the vision outlined is still pertinent
- Clarifying what should be considered historic resources
  - Development pattern
  - Cemeteries
  - Church and other historic buildings
  - Rural, farming community
  - Mills, dams
  - Sugarbush
  - Historic features – old roads open for trail use, ridgeline, mountains, river

Dan further explained the some of this review work will serve to facilitate more regular communication with the Selectboard.

Ruth raised the topic of identification of important viewpoints, ridgelines, and other natural features. This is something that might be addressed in order to clarify areas where telecommunication and other towers should/should not be located.

The goals outlined in the plan were reviewed briefly. There was some discussion regarding things over which the PC has little or no authority; it was noted that some of these are required to be included in the Plan for each Vermont town.

Capital budget considerations were mentioned, along with possibly reminding the Selectboard of items that might be included in the budget. Jim noted some of the projects that the PC has been involved in, particularly the downtown design. Ruth will check with Cindi what the \$55K included under Planning is for. Other points raised under budgeting were the gazebo construction and the importance of the Town Garage planning. It was agreed to look further at capital budget possibilities for downtown and otherwise, potentially at a meeting with the Selectboard. Ruth will assemble materials pertinent to further discussion of further work on implementing the vision for the village.

Sharing of resources with other Valley towns was also discussed. Recent endeavors noted include the dissemination of ARPA funds to various organizations by all local towns, and the MRVPD provision for Joshua Schwartz to allocate time for work on the Waitsfield Wastewater project. There was also some discussion of potential sharing of emergency services and other volunteer organizations.

Valley connectivity through further creation of paths was raised as another topic for potential discussion with the Selectboard, particularly the pedestrian path being planned for along the upper portion of the Access Road. Jim noted that a map exists outlining the existing and planned portion of the Mad River Path, running from Warren to Moretown. It was decided that working with the Path director to develop a plan would be optimal.

Dan requested that members further review the goals/objectives/strategies in the Plan for further discussion at the next meeting.

Financial support for attainable housing was raised as a potential strategy for inclusion in further discussions.

It was agreed to ask the new Mad River Path Director to attend an upcoming meeting.

#### **Review status of LUDRs**

Camilla had provided a written outline of some of the points being discussed by the Selectboard. Ruth provided some detail regarding the suggestion of potentially increasing density in the Resort Mixed Use district to match that of the Resort Residential, pointing out that the current character of the area would change dramatically if lots of less than one acre in size were allowed. She noted that she had sent a reply/explanation to the Selectboard through Camilla.

#### **Updates on new members**

Jim reported that Adam Zaikowski will attend the next PC meeting in order to gain a sense of what is involved. Ruth will also reach out to Willis Schenk, whom Camilla has indicated is interested in joining.

Several items that would be helpful for onboarding new members were mentioned – Town Plan, information from state organizations regarding being a member, open meeting laws, procedures, email protocol, etc.

#### **New and Other Business**

Ruth provided a list compiled by Devin Corrigan, outlining the changes being discussed by the Selectboard. One item noted was what patio size should trigger the need for a permit; this has gone from 150 ft<sup>2</sup> up to 200 ft<sup>2</sup> in the current draft, Devin is proposing increasing it to 400 ft<sup>2</sup>; it was generally agreed that 200 ft<sup>2</sup> is more appropriate.

PC members would like an opportunity to review this list further, and will discuss the items outlined at an upcoming meeting.

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Jenny asked what discussions had been held previously regarding establishing bike lanes on Route 100; Jim explained the history behind this, the inclusion of white lines to designate the travel area of vehicle lanes, and the expense involved of creating a full bike lane.

Jim explained that the Agency of Natural Resources has determined that the village dam should be allowed to slowly deteriorate rather than either being rebuilt or removed.

Minutes were signed.

The meeting adjourned at 8:28 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

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Dan Raddock                      date

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

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Macon Phillips                      date