

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, May 22, 2023**

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

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

Others Present: Adam Zaikowski

Agenda:

1. Public Comment
2. Review of Town Plan goals and strategies
3. LUDR status
4. Discussion with potential new members
5. New and Other Business

The meeting was called to order at 7:06 pm.

Public Comment

Adam introduced himself, and the PC members introduced themselves to him. He was attending as a potential new member of the PC.

Review status of LUDRs

Dan explained that LUDRs are in the purview of the PC, and so the group should fully review the changes/suggestions made by the Selectboard during their review, to ensure that nothing suggested should be amended in any way to satisfy reflecting the Town Plan and any related legislation. Camilla suggested that PC members pay close attention to the discussions taking place at the Selectboard so that this review may take place in an expedient manner, as knowing the reasoning behind the Selectboard decisions will help move discussions along.

There were some questions raised regarding the change from defining the Meadowland Overlay to the use of the Historic Agricultural Soils Map. Ruth will provide further clarification.

Camilla says the work is going well for the Selectboard review process, as they have time to focus solely on the LUDRs every other week.

She noted that a short-term-rental discussion had taken place during LUDR review, and that she suggested that this be a collaboration topic for the PC and Selectboard. Camilla also explained that the review is taking place chapter-by-chapter, with comments received being noted, rather than using a process based upon from whom the comments were received. She indicated that some feedback has been received from Brandy of PlaceSense, and that the intent is to have a conversation with her once the review is complete.

PC members thanked Camilla for the work she has undertaken as part of this review.

Town Plan goals and strategies

The prior PC meeting had time devoted to focusing on the goals outlined in the beginning of the Town Plan, the intent being to follow up with a focus on the Objectives and Strategies section of the Plan. It was pointed out that the Implementation Program outlined on page 6 should also be considered, and those actions taken up by the PC.

Macon provided a demonstration of the work he had done with chatGPT to learn what implementation plans are outlined in the Plan, noting that the results can be used to evaluate what progress has taken place. It was agreed that this tool might be used for a 'gap analysis' going forward.

Macon then outlined the 'buckets' that he had previously determined to be potential PC areas of focus and added comments based upon PC member feedback. Camilla pointed out that focus areas should flow from the Town Plan action items.

Macon expressed his concern that public opinion generally is against keeping the Town Garage in its current location, but that investigation of other potential sites has not led to a viable solution at another location in Town. Camilla explains that the Selectboard is moving forward with the plan presented at Town Meeting, but also exploring other potential site(s). Macon is interested in learning about how such land might be obtained and whether a related budget has been established.

It was agreed that there should be a discussion to determine the group's priorities moving forward, and Dan asked that members submit their rankings/suggestions to him for collation and presentation at the next meeting, at which time further discussion will take place.

Discussion with potential new members

Ruth explained the appointment process to Adam.

New and Other Business

Jim noted that he and Mike will be presenting the reasons behind the PC's recommendation for placement of the gazebo to the Selectboard, noting that both potential sites are staked out for a site visit to be held prior to the Selectboard meeting. Jenny asked for clarification as to whether there is a PC directive for a preferred location, and it was explained that this was discussed and agreed upon by the PC as the best location for broad potential use rather than as generally for Library use only.

Dan provided a brief MRVPD update.

Minutes were signed.

The meeting adjourned at 9:04 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Camilla Behn date

Jenny Faillace date

Dan Raddock date

Michael Bridgewater date

Macon Phillips date