

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, June 12, 2023**

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

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

Others Present: Adam Zawistowski

Agenda:

1. Public Comment
2. LUDR Status – Selectboard Report
3. Current and future priorities discussion
4. Meet with Adam Zawistowski regarding his joining the PC
5. New and Other Business

The meeting was called to order at 7:03 pm.

Public Comment

Nobody requested time to address the PC.

Review status of LUDRs

Camilla had provided the PC members with an update via email. She explained that the Selectboard has gone back to their regular schedule of two meetings per month, but will be discussing LUDRs for a portion of each meeting. She also explained that the review is taking place sequentially by chapter, and that special interest folks are being notified when certain topics will be coming up for discussion. The Selectboard has been in communication with Brandy, and will have her attend a future meeting for further clarifications.

Jenny noted that S.100 has passed, which has implications for land use regulations in towns with water and sewer service.

Ruth raised the question of what districts should be allowed to have property management uses such as storage of materials and equipment or equipment repair.

Camilla asked what the best format would be going forward to keep the PC apprised of the Selectboard's progress, and it was agreed that keeping the document she had provided updated would be appreciated.

Current and future priorities

Lists which had been compiled by individual members were available for reference.

Ruth noted that Macon has created content on his personal website related to the Town Plan, particularly the goals, objectives, and strategies included there. Macon provided an overview of the content he had organized on the site.

There was a discussion regarding whether to focus on some of the projects which have been deemed important by the PC, or to put more of an emphasis on articulating an overall vision. Camilla explained that having a vision in place and agreed to by the PC and Selectboard provides a background for ensuring that both ongoing and new projects are in alignment with the overall goals for the Town. She noted that this is especially useful when faced with a reactive situation, as a vision provides a basis for evaluating the nuances involved in project decisions. Jenny was unsure what a visioning process would involve, and whether it might detract from the more practical matters that need to be addressed.

Camilla also reminded the group that Town Plan updates should be kept in mind in order to ensure that the next iteration isn't an overwhelming undertaking.

Members then reviewed the list of potential priorities that Dan had provided, the following was noted:

- Siting the town garage, developing a vision for the village (including the town green, gazebo, and covered bridge), and developing an affordable housing plan all ranked high; there was some discussion about whether to order these according to importance, or to work on all three as the top priorities. It was acknowledged that these are separate issues, and suggested that they be approached individually but with an understanding of their interconnectedness.
- Strategies for communication improvements might include a range of projects from technological solutions to community gatherings – it might be useful to learn what has worked for other groups.
- Vision work might be a matter of articulating what has been discussed previously, including during charette work held post-Irene.
- The importance of keeping in communication with the Selectboard, so that when related matters arise that group are aware of planning conversations that have taken place where some vision related items have been articulated.
- It could be beneficial to have individuals or small groups take on tasks, with the larger group providing input and feedback as a plan is developed.
- The importance of assisting residents with complying with stormwater regulations and other stormwater considerations should be kept in mind.

It was agreed to finish discussing priorities and decide where to start/next steps at the next PC meeting. Articulating the current vision to the extent possible was agreed upon as one of the first items to address.

Discussion with potential new member

Adam confirmed his interest in joining the PC, and participated in the evening’s discussions.

MOTION by Jenny to recommend Adam to the Selectboard for appointment to the PC. Second by Macon, all in favor.

This will be put on the agenda for the Selectboard’s June 27 meeting.

New and Other Business

Minutes were signed.

Camilla clarified the progress of the covered bridge work planned.

The meeting adjourned at 8:46 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