

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, September 11, 2023**

---

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

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

Others Present: Alice Cheney, Jack Mosely, Johnny, Dorothy Tod,

Agenda:

1. Public Comment
2. Continued PC discussion on priorities:
  - a. Update from Camilla and Macon re: Communications
  - b. Visuals of the recent history of planning in Warren – Jim and Adam
  - c. Preparation for meeting with Selectboard on 9/26
3. New and Other Business

The meeting was called to order by Camilla Behn at 7:05 pm.

### **Public Comment**

Nobody from the public offered comments.

### **Agenda Changes**

Macon and Jenny were potentially to provide an update on housing, but it was determined that would happen at a future meeting.

### **Continued Discussion on Priorities**

**Communications** – Macon will compose a sample newsletter based on this meeting, and work with Camilla to have it ready for discussion at next meeting.

**LUDRs** – Camilla reported that the Selectboard had completed their review with Margo Wade, for Sugarbush related items, and another special meeting is scheduled for September 19<sup>th</sup> to continue the review. The topic at that meeting will be telecommunication towers. She explained that the Selectboard had decided that establishing an MOU with Sugarbush regarding the previously approved Master Plan would be a better approach than attempting to have appropriate language in the LUDRs, as what had been proposed was essentially applicable to Sugarbush alone.

**Warren's Planning History** – Jim and Adam provided information regarding past planning exercises in town, including some of the visual depictions that had been produced during those sessions. Jim provided a review of the several Warren Village Improvement Plan iterations, and other work which had addressed various projects, features, and aspects of the Village area over the years, beginning in 1995 and including the most recent charette held several years ago. Topics addressed included the downtown area, the covered bridge, and pedestrian plans. Jim was able to provide visuals of what had been planned for the downtown area, and explained what differences existed between those plans and the actual completion of the cobbled areas, road striping, and other downtown improvements.

Adam and Jim then explained that a focus group which might plan for another charette would draw a much bigger circle, including a larger area of the Village in planning for the future. Adam explained that another concept to be included in further work would be taking a look at various areas of connectivity, such as how Warren interacts with the Mad River Valley as whole, with Waitsfield, and so forth. Other members added that interactions with the Mad River Path, all three local Conservation Commissions, communications and energy infrastructure, etc. should be considered as well.

It was agreed that visual presentations are very helpful and important, although Jim pointed out that a presentation (recorded) of the visual materials is critical, to avoid possible misinterpretation that might result from posting

materials without critical background and explanatory information. Alice Cheney asked that river access, the covered bridge, and the many impacts on Village residents all be kept on the forefront. She also suggested the Historical Society barn as a location for display of drawings and other visuals once a presentation has been provided.

Jenny raised the issue of keeping in mind there may be areas in Town other than the Village that have a population base with needs to be addressed; Camilla acknowledged that this is another aspect of planning, but cautioned that the Village is the only area in Town where there is public property, and that it is difficult to consider private property for public uses.

There was some discussion of how best to approach a presentation to the Selectboard of the proposed priorities; Macon offered to put a slide presentation together for use in the upcoming meeting.

Jim noted that many of the documents and drawings related to past planning are available at his office, but that he would like to ensure that copies are available through the Town Office as well.

**New and Other Business**

**MRVPD Update** – There was no MRVPD meeting in August; Dan explained that the next meeting will include a review of the proposed bylaws.

**Block Party** – It was noted that George Dorsey, owner of the Pitcher Inn and Warren Store, has proposed hosting a block party at those sites, where he will provide a band and have food and beverages available for sale.

**MRVPD Data Report** – Mike reported that he had thoroughly perused the Data Report, and indicated that it would be worthwhile for all PC members to familiarize themselves with the contents. He made note of some of the numbers/statistics included in the report, which prompted further discussion regarding how the PC can best help plan for the future. The data can be used to indicate if trends are moving toward or away from priorities that are decided upon during a planning process. The data will be further reviewed at the next PC meeting, when Sam Robinson (MRVPD) will present the report.

**Minutes** were signed.

The meeting adjourned at 8:34 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

\_\_\_\_\_  
Adam Zawistowski              date