

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 9, 2023**

Members Present: Camilla Behn, Michael Bridgewater, Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford, Adam Zawistowski.
Staff Present: Ruth Robbins, Zoning Administrator, Carol Chamberlin (Recording Secretary)
Others Present: Alice Cheney, Lisa Miserendo

Agenda:

1. Public Comment
2. SB update on LUDRs
3. Select Board meeting follow-up
4. Annual Data Report discussion
5. New and Other Business

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

Public Comment

Alice Cheney asked if the Commission would consider not scheduling meetings on State and Federal holidays in the future, it was agreed look into adjusting the PC schedule next year.

Agenda Changes

No changes were made to the agenda.

SB update on LUDRs

Camilla provided an update on the Select Board's progress in reviewing the LUDRs; the matter of telecommunication towers was addressed in their September 19 meeting, and will continue at their October 17 meeting. She noted that John Egan and Connie Coleman were present at the September 19 meeting, and reviewed with the Board some of the changes they proposed for related sections of the LUDRs. Camilla reported that the Board members agreed with about half of the proposals, and also decided to remove some repetitive language. The setback distances from buildings for these towers was discussed at length, with John and Connie seeking to have it increased from 500 to 1500 feet; a compromise of 1000 feet was agreed upon by the Select Board. Camilla indicated that, after the completion of the telecommunication review on October 17, there will remain a few general topics to be addressed by the Board before passing all their agreed upon revisions to Brandy for a review.

The outline of the adoption process was discussed; after a review with Brandy by the Select Board (preferably with some of the PC in attendance), the draft will come back to the PC for their review and initiation of the public hearing/adoption process.

Select Board Meeting follow-up

Camilla prompted a discussion regarding how the PC should proceed with addressing the priorities, now that the Select Board has offered general approval of the five areas proposed to be focused on. It was generally agreed that the subcommittees should continue their work and report back to the PC at each meeting, with any potential funding requests developed in a timely manner so that they may be presented to the Select Board for consideration during upcoming budget development. Dan offered a reminder that each topic needs to have time made available for public input as well.

Some specific items related to focus topics included:

- MRVPD is also continuing to look into STR data gathering software, and would like to ensure coordination with Warren’s work on this
- Michele Leibowitz, Joshua Schwartz, and Kaziah Haviland are all beneficial resource people for learning more about work completed by the MRV Housing Coalition
- STR considerations will include safety and health standards, impacts on neighbors, and potential impacts on housing for local residents

Annual Data Report Discussion

There was some discussion regarding the MRVPD’s Annual Data Report, in preparation for Sam Robinson’s presentation of the Report at the next PC meeting. Michael summed up the data as indicating that the vibrant mix of all social strata which previously existed together is disappearing, reflecting a nationwide trend enhanced by being in a resort area. There were several data points presented for which the PC will inquire about what underlying data is available that might provide a more definitive explanation of the trends exhibited.

New and Other Business

It was discussed that the draft LUDRs would not prevent, with the possible exception of height, development of the type which occurred in the Prickly Mountain area in the past. Ruth pointed out, however, that the Alpine Village development has evolved in ways which may not have been intended, and that there may be ways to provide for improvements in future development there.

MRPD Update – Dan reported that draft bylaws are to be discussed and adopted by the PD, after which they will be shared with Planning Commissions.

Minutes were signed.

The upcoming schedule was reviewed.

The meeting adjourned at 8:26 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