

Minutes of November 15, 2023 Meeting

Warren Select Board

6:30 PM

-draft-

Members Present: Luke Youmell, Chair; Andrew Cunningham, Vice Chair; Bob Ackland, Camilla Behn, Devin Klein Corrigan

Staff Present: Rebecca Campbell, Town Administrator

Others Present:

Public Comment

Nobody from the public requested time to address the Board.

Agenda Changes

No changes were made to the agenda.

LUDR Review

Review of the draft LUDRs continued, with notes being taken to update the document as agreed and add to the list of questions which have been raised.

- Home occupation – raise to 50% the area of primary dwelling allowed to be occupied, remove reference to accessory structure (no restriction on use of accessory structure).
- Reference to one ADU yet three STRs allowable in accessory structures appeared to be contradictory, it was agreed that STRs may be occupied by no more than one accessory structure.
- Further work on STRs is being taken up by the Planning Commission.
- Sight lines at all intersections should comply with B71 standards, and so be at least 150 feet
- Conservation PUDs should be allowed a density bonus as well as a density transfer; the specific percentages to use need to be discussed with a planner.
- Density allowances in the Resort Mixed Use vs Resort Residential were discussed; the goal to be incorporated into this section of the regulations is for providing suitable density standards at the golf course area should residential development ever be proposed.
- The Prickly Mountain area was discussed, and it was questioned whether the section of the Rural District surrounded on three sides by Prickly should be included in the same district. Density in the area was also discussed; many of the smaller lots there will not be developable unless an area wastewater system is put in place. This topic, along with the Potato Road Association request that all their properties be included in the same district, will be discussed again at a future meeting.
- Several other points included in the Board's review notes were reviewed and confirmed.

How to proceed with the final editing of the draft LUDRs, now that Brandy (PlaceSense) will no longer be working with the Town as a consultant, was discussed. Ms. Behn indicated that the PC is willing to take the feedback and work with a new consultant on the final edits; others expressed concern that pushing the draft back to the PC in a semi-finished state will cause that group to feel a need to rehash the full document. After some discussion, it was decided to work through Ruth Robbins to engage a consultant, and arrange for a Selectboard member to review the proposed changes with that person. It was agreed that when the draft changes have been finalized and areas needing more clarity reviewed, a complete draft will be passed to the PC for their review.

Other and Ongoing Business

Pavilion RFP

Mr. Ackland reported that he has been working on drafting an updated RFP for the pavilion, and is attempting to provide some latitude in the design features, such as specifying square footage rather than exact dimensions. It was agreed that the Board should have some discretion when reviewing the next RFPs submitted, and that conversation with those proposing plans and materials is important. The RFP language will be reviewed at the November 28 Board meeting.

Adjournment

The meeting adjourned at 8:07 pm.

Respectfully Submitted,
Carol Chamberlin

The Warren Selectboard

Luke Youmell, Chair

Andy Cunningham, Vice Chair

Bob Ackland

Camilla Behn

Devin Klein Corrigan