

**Town of Warren
Planning Commission
Minutes of Meeting
Wednesday, January 3, 2024**

Members Present: Camilla Behn, Michael Bridgewater, Jenny Faillace, Dan Raddock, Jim Sanford, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator, Carol Chamberlin (Recording Secretary)
Others Present: Liz Raddock

Agenda:

1. Public Comment
2. SB Updates – LUDRs, Budget
3. PC Priorities Subcommittees
4. New and Other Business

The meeting was called to order by Dan Raddock at 7:04 pm.

Public Comment

Nobody offered comments at this time.

LUDR Discussion

Several items noted by the Selectboard for removal or consultation were discussed:

- PC members recall height waivers being specifically allowed for the Resource Protection District, but not for all districts
 - Jim noted that setback waivers can be a slippery slope; Ruth noted they do get used
 - Ruth noted that DRB members have pointed out that there is typically no reason to not grant a requested waiver
- Accessory Dwelling Units
 - The term ‘clearly subordinate’ comes from state statute
 - Towns can be more permissive than statute in standards such as square footage
 - Recollection that PC preferred to not have same size ADU as the primary residence when on a small lot
- Trash, composting, recycling bins
 - Agreement that it is likely better to specify these standards be included for PUDs, and possibly for applications requiring major site plan review, but not everything that requires general site plan review; possibly only address bearproofing rather than all types of containers
- Parking area standards
 - It was unclear to PC members why the Selectboard would prefer that language from the current LUDRs be used when referencing parking
 - It was pointed out that that section 3104 (parking) refers back to section 3101 (landscaping); there was some confusion regarding this
- Truckload vs cubic yards for amount of fill able to be brought to a site with no permit necessary – Section 1101.C(5)
 - Some discussion of prior conversations regarding this topic
 - Agreement that a truckload may be increased to 15 yards, and the number of loads increased to 10

- Agreement on changes proposed by Selectboard to 1101.C (6)(a) (reduction to 2000 sq feet) and (13)(a) (increase to 400 sq feet)
- It was unclear why Selectboard is proposing striking 2006.C(1) and (2)
 - It was thought this might be due to redundancy
 - PC would like to retain the language, even if redundant
- Agreement that 2006.C(3) can be deleted
- Discussion of amending 2006.C(4) to allow for two ADUs per parcel
 - PC members proposed a similar change in the ADU sections of the document
- Agreement that dimensional standards can be the same in Village Business (VB) and Village Mixed Use (VMU)
 - Discussion that this allowance will not create more infill in the VB area
 - 2102.E ensures mixed use includes residential going forward, so that is the primary difference between the two districts
- Agreement that lot frontage can be set at 50' in VB and VMU

During the discussion, Camilla reported that she had received a response from Sharon Murray, who has indicated that she is willing to provide some assistance with finalizing the LUDRs.

It was suggested that the DRB review the LUDR document again; Ruth suggested that DRB members are more likely to provide helpful feedback after having worked with the new regulations for a while.

New and Other Business

Discussion of the STR software proposed by the MRVPD will take place on Monday, January 8.

The meeting adjourned at 9:10 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