

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, February 12, 2024**

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Members Present: Camilla Behn, Jenny Faillace, Macon Phillips, Dan Raddock  
Staff Present: Ruth Robbins, Zoning Administrator, Carol Chamberlin (Recording Secretary)  
Others Present: Jim Crafts

Agenda:

1. Public Comment
2. PC/SB LUDR Subcommittee report
3. PC Priorities Subcommittees
4. New and Other Business

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

**Public Comment**

Jim Crafts offered comments and asked some questions regarding the use of short-term-rental software platforms. Dan explained the process used to evaluate various software platforms, and explained that a demonstration of the one chosen will be scheduled for the Selectboard and interested citizens. Macon explained some of the policy reasons behind using the software. Jim had questions regarding ownership of the data, the use of data scraping, and other aspects of the use of the software. Dan explained that data gathering is felt to be necessary before addressing some of the issues raised by residents, so that a better understanding of the extent of various aspects of the impacts can be gained before taking further steps.

**Agenda Changes**

No changes were made to the agenda.

**PC/SB LUDR Subcommittee**

Dan indicated that he had some concern regarding his impression that there is a focus on creation of more housing in the current review, and that he felt the incremental changes traditionally undertaken by the PC were being superseded by this focus. Camilla acknowledged this emphasis, but noted that there has also been legislation passed (HOME Act) since the LUDRs were first sent to the Selectboard for review. There was some further discussion, with it noted that the balance between conservation and development is still important, that it will be important to explain to the public how proposed density changes will play out, and that many of the proposed changes are significant for only a small percentage of landowners. Camilla expressed some concern that too many details could potentially be revisited during this portion of the review, and that it is important to get an updated document in place, working on improvements as necessary once the new LUDRs are being used. Dan also pointed out that, while regulations may be drafted to prevent housing development, that is not the case with the current draft, and that regulations cannot actually get housing constructed, but only allow for opportunities for many factors to come together for increased housing development.

**PC Priorities discussion**

Short-Term-Rentals – Ruth noted that she is attending a Zoning Admin lunch at the MRVPD and will ask about a demonstration of the STR software.

Town Garage – Camilla noted that the Selectboard continues to look for a suitable site.

Communications – Macon and Camilla have each committed to trying to bring five new people to Town Meeting, and asked that all PC members do the same. Camilla is also asking Selectboard members to participate in this endeavor. Macon also noted that he is working on developing a PC content calendar,

which will hopefully be incorporated into an updated Town website. Regarding PC/Selectboard communications, it was decided to request time for the PC to meet with the Selectboard at their first meeting in April, in advance of the planned charette. It was also proposed that a demonstration of the STR software be scheduled for the February 27 Selectboard meeting.

Housing – Macon noted that he has met with Amy Tomasso of ACCD briefly, and will be scheduling a time for he and Jenny to meet with Amy in order to discuss various housing matters. Jenny noted that she is working on developing an ADU at her property, working through a grant opportunity that is available through the State’s Vermont Housing Improvement Program (VHIP).

**New and Other Business**

Dan provided an MRVPD update, noting that Joshua is going on a sabbatical from March through June, and that Sam will be running the office. He also indicated that some long-term Steering Committee members – Bob Ackland and Jared Cadwell – will be leaving the group. Finally, he reported that the draft Bylaws are being reviewed by the members.

Minutes were signed.

The meeting adjourned at 8:04 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary

**Planning Commission**

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Jim Sanford                      date

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Camilla Behn                      date

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Jenny Faillace                      date

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Dan Raddock                      date

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Michael Bridgewater              date

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Macon Phillips                      date

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Adam Zawistowski              date