

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, July 8, 2024**

Members Present: Jim Crafts, Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford, Adam Zawistowski

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

Others Present: Alex M., Perry Bigelow, Drew, Helen French, Melissa Gramer, Erik Jones, Lisa Miserendino, Tara Pastina, Colin Phillips, Elizabeth Rucci, Diasy Scarzello, Tony Scarzello, Chuck Thibault

1. Agenda Changes
2. Public Comment
3. Review STR Ordinance
4. Priority Subcommittee Updates
5. New and Other Business

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

Approve Agenda

No changes were made to the Agenda.

Public Comment

It was asked how the LUDR work is progressing, and Ruth provided an update, noting that the final draft is being completed by the consultant and will be available to the PC for review shortly. After the PC approves a draft and holds a public hearing(s), the document will move to the Selectboard for further review and their public hearing(s).

STR Ordinance Public Comment

Dan explained that the PC has opted to take the time to review comments received before providing an updated draft of the Ordinance, and so no newer version is yet available.

Tara Pastina asked several questions related to the restrictions included in the draft Ordinance and why those same regulations do not apply to long-term rentals and property owners in general, particularly those related to noise. It was explained that the 'good neighbor' aspects of the STR Ordinance are generally things that can be more readily addressed between neighbors through communication when the impacts are not caused by those only in a residence for a brief amount of time.

Priorities Subcommittees

STRs – Dan reiterated that he is taking a brief pause to consider all the public input received, and will be providing a revised version likely within a month. He indicated that the three aspects of the proposed Ordinance – health and safety, registration, and 'good neighbor' content – are all important to be included. There has not yet been a conversation with the Selectboard regarding this matter, it was agreed that Ruth will look into scheduling a time for inclusion on an upcoming Selectboard agenda.

Later in the meeting, there was further discussion of the process going forward regarding drafting the next iteration of the Ordinance, with Dan indicating that a conversation with the Selectboard might be beneficial before any further work on the document is undertaken. Others felt that a draft Ordinance should be available as the basis for that discussion, and it was agreed to have a draft ready for PC review at the next meeting, with an effort to have it posted to the web site in advance of the meeting.

Visioning – Jim and Adam are working on collating information from the event for presentation. Dan raised the topic of identifying parcels in town that might be useful for development of public facilities such as a swimming pool or

recreational trails. It was discussed that much of this infrastructure already exists in Warren (Brooks Field and related amenities, etc.) and that Irasville is a more suitable location for the broader population to enjoy such benefits, particularly as Irasville could also serve as a transportation hub for the area. Dan indicated that he will raise the topic at the MRVPD level.

Affordable Housing – The committee had no update at this point.

In response to a question from Lisa Miserendino, Dan explained that the MRVPD is moving forward on affordable housing through its support of Waitsfield’s Wastewater Project, allowing for increased density in the Irasville area.

Communications – Macon expressed his appreciation for the feedback received through the website regarding the STR Ordinance, and indicated his plan to begin posting PC information on FPF going forward. Otherwise, the subcommittee has not met recently and had no updates to provide.

New and Other Business

Jim Crafts reported that he had attended an enhanced energy planning meeting, and he provided some information for PC members regarding the Town’s energy budget.

Jenny noted that Michelle Bennett is not available for the next few Monday PC meetings, but is interested in participating further when she can.

MRVPD – Dan indicated that Sugarbush provided their annual data report at the most recent meeting, and that Joshua Schwartz is reviewing the proposed bylaws before adoption by the Steering Committee. He also noted that Joshua will continue his assistance to Waitsfield with the Wastewater Project, but with a reduced number of hours dedicated to that work.

It was agreed that Joshua should be invited to attend an upcoming meeting to share what he learned about planning during his recent sabbatical.

There was some discussion regarding what problems a new web site is intended to solve, and it was explained that a primary issue currently is the lack of access/permissions provided to staff for keeping the site updated.

Minutes were signed.

The meeting adjourned at 8:43 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary

Planning Commission

Jim Sanford date

Jim Crafts date

Adam Zawistowski date

Dan Raddock date

Macon Phillips date