

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 14, 2024**

Members Present: Camilla Behn (Ex-Officio, Selectboard), Jim Crafts, Macon Phillips, Dan Raddock, Jim Sanford, Jenny Faillace
Staff Present: Ruth Robbins, ZA; Carol Chamberlin, Recording Secretary
Others Present: none

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

Approve Agenda

No changes were made to the agenda.

Approval of the Minutes

The Minutes of September 23, 2024 were approved.

Public Comment

Nobody requested time for public comment.

LUDRs Draft Review

The newer PC members were provided with an opportunity to ask questions about the LUDRs in advance of the PC's Public Hearing. Most of the discussion centered around the connection between PUDs and affordability. The mechanics of an affordability bonus were also outlined. Dan also pointed out the new provisions for duplexes and multi-unit dwellings in different districts.

The topic of needing to update the report that accompanies a proposal to adopt an updated set of LUDRs arose, and it was realized that the Public Hearing date would need to be adjusted based upon the statutory time frame outlined for the adoption process. It was agreed that Sharon Murray would be asked to review the previous report, and the PC would then finalize it at an upcoming meeting for publication. The timing of the Public Hearing will depend upon when the report can be completed.

STR Ordinance

Dan commented that he attended the recent Selectboard meeting where the draft Ordinance was reviewed, and he felt positive that there will be an ordinance of some level adopted. Macon indicated that the focus would likely be on the registration aspect, with some of the regulatory portions put off until an ordinance has been in effect for a year or two. Dan noted that it is becoming more common to see a distinction between the cost of registration for those that live on premises and those that rent non-homestead properties; there was some discussion of what information is available to the Town already, and when business records might be requested of an STR operation. Ruth offered that she generally does not hear complaints related to noise, parking issues, and so forth related to STRs, but it was agreed that more data is needed regarding STR impacts on affordability and community and it steps should be taken to address related issues.

Subcommittee Updates

Jenny and Macon provided an update on housing/affordability. Macon reviewed the information he had collated and presented on his website; points are made on the site regarding impacts from a lack of affordable housing, how to measure housing – what the goals are and how to measure success, including some suggestions of potential data points that might be used as metrics, and some of the options that might be explored for facilitating the development of affordable housing. Multiple ideas

are presented on Macon's site; Jenny outlined some of the specifics related to the establishment of a housing trust fund, and asked for feedback from other PC members on this strategy. There was some discussion of the logistics of establishing and contributing to such a fund, as well as what would be involved in disbursement of the funds provided. It was agreed that this concept will be focused on as an initial exploration of ways to address housing affordability.

Other Business

Ruth provided an outline of upcoming PC meetings.

Adjournment

The meeting adjourned at 9:04 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary