

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, February 24, 2025**

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Members Present: Camilla Behn (Ex-officio, Selectboard), Devin Klein Corrigan (Ex-officio, Selectboard), Jim Crafts, Macon Phillips, Dan Raddock, Jim Sanford, Adam Zawistowski  
Staff Present: Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary  
Others Present: Perry Bigelow, Darcy Jameson, Sam Robinson (MRVPD), Joshua Schwartz (MRVPD)

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

**Approve Agenda**

No changes were made to the agenda.

**Approval of the Minutes**

The Minutes of February 10, 2025 were approved.

**Public Comment**

Nobody requested time to comment.

**Future Housing at Town Garage Site**

Darcy provided some information regarding her background in housing and work with Beacon Communities, based in Boston. She noted the importance of political leadership in supporting development of housing that is affordable, explained some of the strategies that may aid in increasing housing supply, and provided a conceptual example of the finances related to a 10-unit rental project. The numbers she presented pointed out the need for additional resources that a developer of such a project would face. In response to questions from those present, Darcy explained that broad zoning regulations, allowing for a variety of dwelling types, is important, and that various ownership/rental configurations may work, although some are more difficult to establish and maintain than others. She also confirmed that putting a project together without some level of federal funding is difficult, and that her firm has recently needed to put some projects on hold due to the changing funding landscape.

Joshua then offered a presentation regarding the current town garage site; he covered some background, the current status of new town garage project, and emphasized that the process for planning to potentially create housing at the site should begin with a thorough discussion regarding ‘why’ such housing is being considered. This, he noted, would be followed by looking into strategies to accomplish the development, or the ‘how,’ and finally the actual structures/site should be planned – the ‘what.’

Joshua’s presentation then offered some suggestions related to the logistics of proceeding, and included references to several potential resources for both information and funding opportunities.

Darcy pointed out that an experienced development partner will have knowledge regarding what funding is available, and whether a particular demographic (such as seniors or workforce) can/should be focused on.

Joshua then provided some examples of land donations used for housing development and outlined the benefits of applying for a Neighborhood Development Area designation surrounding the Village as well as the benefits of forming a task force to work on details – once the Town has discussed and determined the ‘why’ that will underlie any project that is pursued.

Adam spoke of the several Town charettes over the years which have all put some emphasis on the need for affordable or attainable housing, and outlined some of the resources that exist locally that can be accessed to

pursue this goal. He outlined how a small hub of affordable housing in Warren could serve as an accessory to the main hub of Irasville, and explained that he would like to some type of hybrid or mixed use development at the site. Adam also noted that there could be staged, incremental development, which might be a more feasible undertaking.

Camilla and Devin spoke in support of realizing a Town vision for this parcel, once the best use of the property has been agreed upon, and also pointed out that nothing is possible at the site until the garage is moved; moving ahead with the plans for a garage at the new site is where they are currently focusing their efforts.

**Other Business**

Camilla reported that VLCT is reviewing the STR Ordinance, and should have their responses back in March.

**Adjournment**

The meeting adjourned at 9:11 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary