

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

Members Present: Camilla Behn (Ex-officio, Selectboard), Michelle Bennett, Jim Crafts, Jenny Faillace, Dan Raddock, Jim Sanford, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary
Others Present: Perry Bigelow

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 March 10, 2025 were approved.

Public Comment

Nobody had any comments or questions for the PC.

2025 Priorities

PC members offered suggestions for new or continued area of focus, with general agreement expressed for prioritizing the following initiatives:

- Housing
 - Funding mechanisms for affordable housing
 - Town Garage site redevelopment
 - Agree upon a focus area – fund development, physical project, or other
- Town Garage
 - Assist with bond vote education
 - Discuss potential for STR funds to be used to offset bond
- Visioning
 - Periodic check-ins with Selectboard for follow up on list created during 2024 charette
 - Adam continues to develop a visual presentation of ideas generated at the charette
- STR and LUDR documents
 - STR Ordinance in Selectboard purview
 - LUDRs – PC public hearing will precede this moving back into Selectboard purview
- Communications
 - Michelle will continue her efforts re FPF postings and look into other strategies for increasing involvement
 - Maintain connections with Selectboard and community
- Village social infrastructure
 - Post Office improvements
 - Pavilion/Town Green gatherings
- Digital vision
 - Software, web site, public access to documents, etc.
 - Discussion of PC role in this area
- Town Plan
 - Allow for sufficient time for review and new draft

- MPG application to fund consultant assistance
- Transit
 - Keep on radar; relationship to housing
 - Suggest transit hub be incorporated in Irasville planning

Jim S encouraged PC members to continue to pay attention to the Irasville Master Planning which is currently underway.

It was agreed that it would be beneficial for PC members to keep abreast of Selectboard meeting discussions; everybody thanked Jim C for his regular attendance at Selectboard meetings during the past year.

Housing Research

Jim C presented information he had gathered in an attempt to determine how many primary residences were lost in recent years, and to answer other questions regarding Warren's housing stock. His analysis indicates that there is potentially some evidence that STRs have allowed a larger demographic to own a second home in the area.

Other Business

Camilla asked if PC members would participate in providing information and education ahead of the upcoming Town Garage bond vote, explaining that the Selectboard would appreciate assistance with tasks such as filming a 'tour' of the current site, provision of information regarding potential redevelopment of the current site, and helping to ensure that those with questions or concerns about the plans raise those now so that the Selectboard can consider the input as they finalize plans to be presented for the vote. Dan suggested connecting with Joshua Schwartz, who was active in the planning for Waitsfield's recent wastewater bond vote.

Update on web site work – Rebecca Campbell is reactivating the committee that was working on planning for a web site upgrade.

MRVPD – this group is currently working on personnel policy development.

Adjournment

The meeting adjourned at 8:50 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary