

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, June 23, 2025**

Members Present: Michelle Bennett, Jim Crafts, Dan Raddock, Jim Sanford, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary
Others Present: Lisa Miserendino, Sam Robinson (MRVPD), Zeb Swick

The meeting was called to order by Dan at 7:07 pm.

Agenda Changes

No changes were made to the agenda.

Approval of the Minutes

The Minutes of June 9, 2025 were approved.

Public Comment

Nobody requested time to speak.

Housing Feasibility Study Grant

Sam Robinson provided some information related to a Vermont Housing and Conservation Board (VHCB) housing feasibility grant opportunity. The study that could potentially be funded would aim to answer questions regarding the feasibility of developing housing at the current Town Garage site, including the need for environmental assessment, site configurations, financial planning, septic availability, water supply potential, and so forth. The deadline for the current application round is July 10, and the maximum grant provided is \$20K. Sam indicated that he is able to assist with putting an application together, and that he is working with VHCB to learn more details of what is needed for the application materials. He will confirm that there is no match requirement, as well as whether a subsequent grant through the same program may be applied for. Adam and Michelle expressed an interest in working with Sam on putting the application materials together. Ruth will look into confirming that there is septic capacity available in the Town's system.

Sam also provided an MRVPD Update:

- Sam is continuing to draft an application for an NDA designation for Warren Village, which allows for streamlining certain types of development. The designation program is changing after this year, but applications for legacy designations are still being accepted.
- Sam is working with the Mad River Path Association in continuing progress on the Route 100 Active Transportation Corridor plans; the first segment to be completed is now anticipated to be from Warren Village to Riverside Park.
- Waitsfield Wastewater Project – results of some major grant funding applications will be known later in June.
- Sugarbush Access Road Shared Use Path review is progressing; some of the required steps take time, some details are being worked through with The Bridges.
- Sugarbush Data Report – nothing struck Sam or Dan as being critical for the Warren PC; Sam will provide a copy of the report.
- CRV 2.0 – Sam provided some background on the Community Recreation Visioning project, which is now transitioning to the purview of the PD. The group has been focused on balancing conservation and recreation, and has created guiding documentation based upon their work.

CVRPC Future Land Use Map

Ruth provided a copy of the regional map, explaining that this is being developed by the RPC as part of Act 181, and tied into changes being implemented for Act 250 review requirements. The map depicts village centers, planned growth areas, village areas, enterprise areas, transition/infill, recreation, conservation, and some hamlet areas. There was some discussion among PC members regarding including Sugarbush Village or Alpine Village on the map as village areas, as well as the Roxbury Road four corners. It was agreed to invite the RPC to a meeting to answer these and related questions.

Other Business

LUDRs – The final zoning map is anticipated to be completed by the RPC by end of June so that the Selectboard can begin their review process.

STR Ordinance – This is still under legal review, potentially will be available at the end of June.

Community gathering – Michelle and Adam reported that food vendors have been lined up and that they will be at the July 8 Selectboard meeting in order to obtain necessary permits for the event.

Adjournment

The meeting adjourned at 8:16 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary