

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, August 11, 2025**

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Members Present:	Michelle Bennett, Jim Crafts, Dan Raddock, Jim Sanford, Adam Zawistowski
Staff Present:	Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary
Others Present:	Mac Rood

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

**Agenda Changes**

Ruth noted that the Feasibility Study information had been provided by Sam Robinson, who was not able to attend the meeting, and an update on the Town Garage was added.

**Approval of the Minutes**

The minutes of July 28, 2025 were approved.

**Public Comment**

Nobody requested time to comment.

**Town Garage Update**

Jim S explained that there were several people present at the recent informational meeting wanting to know what is going to happen with the site, and he believes that the Selectboard will be looking for more progress on answering related questions. Jim suggested that the PC work to provide some more details regarding potential development of housing at the site. Dan noted that he has spoken with an engineering professor who may be able to provide some basic plans for the site through a junior engineering program he coordinates. Ruth and Dan noted that an outline has been developed, indicating some next steps that might be taken in order to complete a feasibility study for the site. Jim C suggested also speaking with local employers, and it was agreed to reach out to several organizations regarding the potential for housing at the site. It was also agreed to have a PC table at the upcoming Wind Down as a way to keep people updated.

**Feasibility Study Information**

Sam Robinson had provided a summary of his findings and recent conversations he had held regarding a feasibility study.

**Folsom Brook Housing Presentation**

Mac Rood spoke of his experience developing Folsom Brook Housing, which consists of nine lots on a ten-acre site through a PUD. He suggested looking at the Town's Zoning Regulation to determine the density currently possible at the site, and spoke of strategies for making an attractive situation for developers. There was also some discussion around making the units attainable/affordable with certain restrictions regarding cost and other factors.

Various possible configurations for housing at the garage site were discussed, along with what considerations would be needed by developers.

**Granicus**

Dan reported that two potential interns will be interviewed for the position being established to help with implementation of the software.

Jim C presented that Granicus website and reviewed some of the data available through the site. He noted that work is continuing on identifying the 35% of the STR properties which have not yet been pinned down.

**Other Business**

Jim S explained that striping to narrow the northern end of main street and designing appropriate sections of lighting and darkness may a help in the effort to slow drivers down.

**Adjournment**

The meeting adjourned at 8:23 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary