

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, February 9, 2026**

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Members Present: Michelle Bennett, Jim Crafts, Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford, Adam Zawistowski  
Staff Present: Ruth Robbins, Zoning Administrator  
Others Present: Peter Hourihan, Charlie Kahle, Edward McDonough, Lisa Miserendino, Michael Palmer, Liz First Raddock, Zachariah Watson, Karen Winchell

The meeting was called to order by Dan at 7:01 pm.

**Agenda Changes**

No adjustments were made to the agenda.

**Approval of the Minutes**

The minutes of January 26, 2026 were approved.

**Public Comment**

Nobody requested an opportunity to comment.

**Habitat for Humanity Discussion**

Dan provided some introductory information, noting that several Habitat for Humanity staff and representatives had participated in a site visit to the current Town Garage property. Zach Watson then provided an overview of Habitat, outlining the organization's history, the housing program, and the house building and homeowner selection process. He explained that Habitat's recent housing projects have included the construction of panelized duplexes, three of which are either completed or in progress. Zach then outlined how a 'Warren Initiative' might be structured, beginning with establishment of a purchase option agreement between the Town and Habitat, which would provide time for evaluation of opportunities and constraints associated with the parcel. The process would also include community outreach and engagement, fundraising and seeking grant financing, and completion of pre-construction work.

Questions were asked by PC members regarding some of the specifics of Habitat's programs. Zach explained that for multi-family developments an HOA is likely to be adopted, which could include restrictions on short-term rentals. Zach noted that the Town's taking on ownership of the access road to any development on site would be very helpful, as road maintenance would not be needed in an HOA. He also noted restrictions placed on matters such as resale amounts and future purchaser qualifications, and noted that Habitat homes must be owner occupied.

There was some explanation of eligible income levels, qualifying living situations, and other matters related to the homeowner selection process. Construction design standards and energy considerations were discussed, with it being explained that these aspects are contemplated along with the need for affordability. It was noted that CHIP financing is mostly an unknown at this point, as the program is so new.

PC Members had a conversation regarding how to present this information to the Selectboard. Jenny suggested that the PC recommend that the Board partner with the PC to develop any agreement details, and it was agreed that the PC will indicate their preference for providing density and assuring full-time residency. There was also support indicated for development of developing a mixed-pricing variety of homes, providing an opportunity for income diversity in development of the site, as well as for the inclusion of rental units at the site. Zach explained that details regarding rental units and mixed pricing could be included in the details of any option agreement drafted.

**MOTION:** *Jenny moved to approve the Planning Commission's recommending to the Selectboard that an option agreement be entered into with Habitat for Humanity for the development of affordable housing on the current Town Garage site. The motion was seconded by Macon, and passed with Michelle opposed and Jim S abstaining.*

This information will be discussed with the Selectboard at their February 24 meeting.

#### **Other Business**

No other business was taken up by the PC.

#### **Adjournment**

The meeting adjourned at 9:19 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary