

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, April 13, 2026**

Members Present: Michelle Bennett, Jim Crafts, Jenny Faillace, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator
Others Present: Perry Bigelow, Roberta Elliott, Franni Hoag (MRVPD), Sam Robinson, Joshua Schwartz (MRVPD)

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

Agenda Changes

No adjustments were made to the agenda.

Approval of the Minutes

The minutes of March 23, 2026 were approved.

Public Comment

Nobody asked for an opportunity to provide comments.

MRVPD 2025 Annual Data Report

Joshua Schwartz provided some background information about the MRVPD and the current year's work plan, and Franni Hoag presented an overview of the information presented in the Annual Data Report for 2025, noting that this information and more is available on the Community Dashboard found on the MRVPD's website. The Report covers population, housing, economic, and environmental trends.

Franni also spoke of the biannual Wellbeing Survey, which will be administered and updated this year; this collection provides more qualitative information about residents' satisfaction in various domains.

STR Report

Kerry Newton had provided a written report; PC members opted to review the report and speak with Kerry at an upcoming meeting. Joshua indicated that he would be meeting with Kerry as well, to determine if there is any assistance which might be provided by the PD. There was some discussion of past attempts to approach STRs on a Valley-wide basis, and the possibility of a collective approach in the future.

Town Garage Site Development Conditions

The list of conditions which had been drafted was reviewed, with agreement on the following:

- Dwellings must be occupied by full-time residents as their primary home. (This is also a Habitat for Humanity requirement, along with no allowance for rentals by the primary occupants.)
- Prioritization of housing for people either currently working or seeking to work locally, or with children in the HUUSD.
- The Town will be working to design and have approved plans for a PUD.

- An option to purchase granted to Habitat would be limited, to enable purchasing of parcels within the PUD on which to build four units (likely two duplexes).
- Habitat will fund a feasibility study for the property and present it to the Town before any further permitting is undertaken.
- An option to purchase granted to Habitat would be dependent upon their securing buyers or other developers for the remaining lots in the PUD.

It was discussed that the town will need to engage an engineer to work on the PUD design, and that there are several aspects of this proposal that will need further conversation with the Board when Habitat presents their proposal at an upcoming meeting. Perry pointed out that there should be a timeline, with deadlines for completed dwellings outlined, as part of any agreement. The document will be finalized and provided to the Board in advance of their meeting with Habitat.

Other Business

Adam and Michelle indicated that they plan to attend a Homes for All presentation later this month.

Jenny provided an update on the Local Motion grant applied for, noting that it is required that a street be closed for the event in order to qualify.

Jenny reported on a recent TAC meeting she attended.

Roberta indicated that she may be interested in joining the PC, and asked some questions regarding the time commitment involved.

Sam noted that he would be providing a letter regarding his interest in joining the PC.

Adjournment

The meeting adjourned at 9:12 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary