

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, April 27, 2026**

Members Present: Michelle Bennett, Jim Crafts, Jenny Faillace, Sam Robinson, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator
Others Present: Andy Cunningham, Shannon Dunfey-Konvicka

The meeting was called to order by Michelle at 7:09 pm.

Agenda Changes

No adjustments were made to the agenda.

Approval of the Minutes

The minutes of April 13, 2026 were approved.

Public Comment

Nobody asked for an opportunity to provide comments.

Housing

Andy and Shannon were present to offer information regarding the development of housing at the current Town Garage site. The conversation was wide-ranging; points that were made include:

- Volunteers need to consult with experts to determine what types of projects will work.
- Montpelier has put out an RFP seeking proposals on how to develop a city-owned parcel, which might be a strategy for the Garage site.
 - People in the industry best understand what can be accomplished.
- The benefits of duplexes and triplexes.
- Baby boomers prefer to age in place, leading to less turnover of family-sized housing.
- Determining ways to entice people to live in attainable situations.
- Estes Landing is a good example, but priced too high.
- A variety of housing is needed – from fully unsubsidized to providing for the unhoused.
- The portion of the town parcel across from the Garage is likely a suitable place for a dwelling or two – might be best for Habitat for Humanity.
 - Possibly include this area in the feasibility study.
- Useful dwellings designs are provided by Homes for All.
- There is a need for further public outreach.
 - Formation of a task force should be considered.

There was some discussion of the next evening's Selectboard meeting at which Habitat for Humanity is scheduled to present information regarding the possibility of their developing the Garage site. Michelle explained that what the PC originally discussed with Habitat has evolved over subsequent PC meetings, and noted that the Habitat representatives are not aware of the current PC plans to create a PUD at the site and offer Habitat a lot or two on

which to construct duplexes. It has not yet been discussed with Habitat whether they are willing to complete a feasibility study for the entire site if some of the development is subsequently to be undertaken by others, and there was discussion of how the feasibility study costs may be reimbursed as other lots are transferred to different developers.

Michelle reiterated that engineering services will be needed in order for the PC to develop plans and apply for a PUD.

Small Developer Workshop

Michelle, Ruth, and Adam reported on the workshop they had attended, which was presented by a nationwide consulting company and focused on teaching how to undertake small scale development. Points they noted included:

- Taxable value per acre
- CHIP as a possibility for infrastructure
- Mixed use not suitable for a first project
- Easier to get four developers to build three units than to get one developer to build 12 units
- Duplex and cottage development on a lot
- The use of HELM and other organizations as resources for planning Garage site development

Some details of the updated LUDRs and how they relate to PUDs in the Village Residential District were discussed.

Other Business

There was some discussion of input to provide to Dan for his introduction of Habitat to the Selectboard, as well as planning for what message the PC would like to present at the following night's meeting with the Selectboard and Habitat.

Adjournment

The meeting adjourned at 9:16 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary