Town of Warren
Planning Commission
Minutes of Meeting
Monday, July 6, 2026

Members Present: Michelle Bennett, Jim Crafts, Roberta Elliott, Jenny Faillace, Sam Robinson, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator
Others Present: Thomas Kylander

The meeting was called to order by Michelle at 7:02 pm.

Agenda Changes
No changes were made to the agenda.

Approval of the Minutes
The minutes of June 22, 2026 were approved.

Public Comment
Nobody requested time to speak.

Tier 1B Opt-In Process
Michelle provided some background on the Future Land Use (FLU) Map, and the Tier 1B areas designated in Warren. She noted that Christian Meyer (CVRPC) had followed up on a conversation from the previous PC meeting, and indicated that designating some of the Sugarbush base area as Tier 1B is 'not out of the question.' She suggested that a vote be held on designating the Village area as Tier 1B and continuing to pursue changing the status of the Sugarbush area.

There was a brief discussion of the Four Corners area in East Warren, which is depicted as a hamlet on the FLU, with Roberta pointing out that most of that area is still farmed.

It was noted that there may be some increased responsibility for the ZA and the DRB if Tier 1B status is granted; it was agreed that there is minimal likelihood that developments of larger than a few dwelling units would be proposed due to wastewater needs.

MOTION: *Adam moved to recommend to Selectboard that the Town opt in for Tier 1B status for the Warren Village Area as designated on FLU map. The motion was seconded by Roberta, and passed unanimously.*

Town Plan Survey
Michelle noted the questions she felt were pertinent from the previous Town Plan survey, explaining that she would reword some of them and provide for more open ended responses. Most of the questions discussed for inclusion were related to development – where to restrict, where to encourage, commercial development, economic development. Improving the Post Office as a local gathering place was also discussed.

It was agreed that PC members would send suggestions to Ruth to be collated for having available at the Wind Down.

Wind Down Preparation
Plans for the Wind Down were finalized, with PC presentation time outlined, and topics to be discussed with attendees noted. Michelle reported that the American Foundation for Suicide Prevention had requested a table, at which they proposed selling desserts; this was agreed to.

Ruth noted the potential for conflict with Fire Department trainings on Wednesdays. It was discussed that other days of the week have conflicts with other activities, and Jenny noted that the only potential issue she had heard raised was an impact on parking spaces. Ruth will confirm this. She also noted that the Cemetery Commission had requested that the parking in the Cemetery area be monitored; Jenny offered to cover this for the early portion of the event.

Other Business
Michelle indicated her upcoming availability, explaining the meetings she was likely to miss and asking that other members let Ruth know if they would not be available, in order to ensure a quorum is present for the next couple of months.

Adjournment
The meeting adjourned at 7:55 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary