Town of Warren
Planning Commission
Minutes of Meeting
Monday, July 27, 2026

Members Present:	Michelle Bennett, Jim Crafts, Jenny Faillace, Sam Robinson, Adam Zawistowski
Staff Present:	Ruth Robbins, Zoning Administrator
Others Present:	Peter Hourihan

The meeting was called to order by Michelle at 7:05 pm.

Agenda Changes
No changes were made to the agenda.

Approval of the Minutes
The minutes of July 6, 2026 were approved.

Public Comment
Nobody requested time to speak.

Wind Down Review and Planning
After some discussion of information to present at a second Wind Down, including some further town garage site housing information and potentially some presentation of Four Corners development ideas, it was agreed that there was no very opportune date for a second event. Jenny, Adam, and Sam agreed to meet as a subcommittee to discuss this further. It was also indicated that food vendors need assurance that the attendance will be suitable to make the event viable, that the week following the Fourth was likely not a good time for optimal attendance, and that clarity is needed from the Selectboard regarding trash disposal. The subcommittee will also discuss the possibility of holding a charette as an alternative to a second Wind Down.

Brownfields Update
Jim reported that the RPC committee will be reviewing Warren's application for funding for Phase 1 and 2 Environmental Assessments, and that it will be a couple of months before it is known if the funds are awarded. He also noted that he would be looking into what is involved in applying for BRELLA coverage.

Town Garage Engineering
Adam reported that he will be writing up a formal request for proposals, and asking three firms to provide quotes.

Four Corners Charette
Adam reported that he, Roberta, Sam, and Jim met with those who are planning on developing the Four Corners lot, who would appreciate the PC's assistance with broad communication with local residents regarding gathering ideas for community-based design at the site. Ideas such as small-scale housing and collaborative work/classroom space had been discussed, and Adam noted that Yestermorrow has a preference for maintaining some

green space at the property. PC members agreed that Yestermorrow should lead this effort, but that the PC is willing to help with hosting a related charette.

Other Business

Tier 1B – Ruth reported that the CVRPC is ensuring that all related map information is correct, and that they would plan to be available for a presentation to the Selectboard about Tier 1B status. Ruth will request that this information, and consideration of opting into Tier 1B status, be place on the Selectboard agenda for their August 25 meeting.

STRs – Ruth reported that Stowe had capped the number of STRs allowed in town. Jim noted that the Granicus website is not as useful as it could be, and that the registration rate has not been what was expected. He will present the site and related data to the PC at an upcoming meeting. It was discussed that this topic will need to be addressed by the PC once more data is available, in order to determine if there should be a recommendation to put in further effort towards compliance, or to discontinue the registration process.

Town Plan – Ruth assured the group that there is plenty of time to address the Town Plan update; Michelle indicated that not many changes are necessary; an RFP has not yet been published for engaging a consultant for this work.

Adjournment

The meeting adjourned at 8:22 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary