

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, September 14, 2026**

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

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 August 24, 2026 were approved.

Public Comment

Sam Ciccone introduced herself and provided some background information, then discussed with the PC her potential membership on the PC and what type of projects the PC undertakes.

Tier 1B Resolution for Selectboard

Michelle summarized that Warren Village is eligible for Tier 1B status, and that PC has affirmed their intent to recommend that the Selectboard opt in for this status. There was some discussion about whether the sample language provided by CVRPC should be used, or if there should be some edits, particularly regarding the need for a water system, something which is not in place yet in Warren. It was agreed that Ruth would reach out to CVRPC regarding the proposed edits, in order to confirm that they are appropriate before presenting the matter to the Selectboard on October 27. It was agreed that Ruth would also reach out to the DRB and Conservation Commission to get input from those groups regarding opting in to Tier 1B status.

Warren's FLU map, provided by CVRPC for feedback, was reviewed, and several items clarified. It was agreed that the both Village Center and Village Area should be included in the Tier 1B Resolution; Ruth will make the appropriate change to the draft for presentation to the Selectboard. It was discussed that the Town's LUDRs are still in effect for the Warren Zoning Districts, even after opting in to Tier 1B considerations. There were also some parcels pointed out that might appropriately be included in one of the FLU Village designations – at the bottom of West Hill Road and at the bottom of Dump Road. Jim will present this to the CVRPC.

The planning for crosswalks from the end of Main Street to West Hill Road, and the planned configuration of the Route 100 Active Transportation Path in that area, was outlined by Sam.

Brownfields Update

Jim reported that there has not yet been a meeting held regarding potential grant funding for this work. There was some discussion regarding what entity will be eligible for, and should apply to be covered by, the BRELLA program.

It was discussed that it may be possible for a non-profit entity to take over management/ownership of the parcel as development is planned.

Town Garage Engineering Update

Adam reported that he had spoken briefly with George McCain, but had not yet been in contact with the two other engineering firms he planned to get quotes from. It was agreed that he and Ruth would work together to provide a request for information from those other firms.

STR Update

Jim had no update to provide at this point; he noted that there are subtleties regarding the data that need to be better understood before any valid analysis may take place. He continues to work with staff to assist in achieving compliance. There was some discussion of how to approach any future Ordinance update.

Other Business

Pavilion Use – Ruth reported that the Rec Committee manages events that take place at Brooks Field. She also noted that the Selectboard is in the process of outlining a policy for Town Hall use, along with associated fees. Rebecca Campbell had reached out to determine what times there may be PC members available to participate in a discussion regarding future use of the Pavilion.

Adjournment

The meeting adjourned at 8:48 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary