

**Town of Warren
Planning Commission
Minutes of Meeting
Monday, October 12, 2026**

Members Present: Michelle Bennett, Jim Crafts, Roberta Elliot, Jenny Faillace, Adam Zawistowski
Staff Present: Ruth Robbins, Zoning Administrator
Others Present:

The meeting was called to order by Michelle at 7:04 pm.

Agenda Changes

No changes were made to the agenda.

Approval of the Minutes

The minutes of September 28, 2026 were amended.

Public Comment

No members of the public were present.

CVRPC Regional Plan

Michelle presented the information she planned to provide to the Selectboard at their meeting to be held the next evening. The Selectboard had requested PC input regarding adoption of the updated Regional Town Plan by the CVRPC, based upon a letter they received from the town of Cabot written in opposition to adoption of the Plan. Michelle noted that the two main objections included in the Cabot letter are that the plan is being passed too quickly and a general concern that the plan is usurping local planning authority.

Michelle outlined the timing of the work on the Plan, public hearings, and so forth, noting that the intent is to have a vote on adoption on October 20. She indicated that the PC had requested three changes to the map, and that two of these had been incorporated, but one change was indicated by the RPC to not be addressed at this point due to timing of public hearings. Michelle then explained that Act 181 required that RPCs adopt a Plan including the FLU Map by the end of the year, with potential funding consequences if this deadline is missed. She indicated that conversations with CVRPC staff had explained that they are working to meet the deadline for the sake of their municipalities and continued funding opportunities.

Next, Michelle provided language from the Regional Plan indicating that it is not the case that the Plan seeks to remove local control. She pointed out that there are very few requirements imposed on the towns, with the exception of some public utility procedures to be handled by the RPC. She provided some details, and also noted the inclusion in the Regional Plan of a reference to the MRVPD, allowing for a potential for more local control in the Valley than in other RCP towns.

There was some discussion about the letter from Cabot raising concerns that should be directed to the Legislature rather than the RPC, as most of the changes put in place in the Plan update are related to statutory requirements. It was agreed that a protest vote against adoption of the Plan was not an appropriate route for working through related concerns

with local State representatives. Additionally, it was noted that adopting this revision will allow the RPC to move forward with their intended more complete review and update of the Plan.

There was then some discussion regarding the continued follow-up for having the West Hill/Ellen Lane area added to the FLU Village designation, which can be pursued as an amendment request after the Plan is adopted. Michelle explained that this request was more complex due to Route 100 bisecting this area from the rest of the Village, and so could not adequately be addressed by the RPC before the hearings and vote were warned for adoption of the Plan.

PC members were in agreement to support Jim's voting in favor of adopting the Plan, and also to continue pursuing the Ellen Lane/West Hill addition to the Village designation, as well as to further efforts to have the Resort area designated as a Village.

Ruth reviewed the two options she had provided regarding the language of the Resolution for the Selectboard to opt in to Tier 1B status, one referring to the potential for a water supply and one that speaks only of available wastewater collection.

The members had a general discussion of the contents of the Regional Plan, noting housing and conservation targets, the energy section, and other items.

Other Business

No other business was taken up by the PC.

Adjournment

The meeting adjourned at 8:27 pm.

Respectfully Submitted,
Carol Chamberlin, Recording Secretary