

**Town of Warren  
Planning Commission  
Minutes of Meeting  
Monday, June 10, 2024**

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Members Present: Jim Crafts, Jenny Faillace, Macon Phillips, Dan Raddock, Jim Sanford  
Staff Present: Ruth Robbins, Zoning Administrator; Carol Chamberlin, Recording Secretary  
Others Present: Daisy Scarzello, Lisa Miserendino, Josh Sharpe, Colin Phillips, Alli Rogers, Perry Bigelow, Andy Phelan, Camilla, Alice Cheney, Josh Vogel

Agenda:

1. Public Comment
2. June 1 Warren Vision Forum
3. New and Other Business

The meeting was called to order by Dan at xxx pm.

**Public Comment**

Daisy Scarzello offered comments regarding the proposed STR Ordinance, expressing her support for a registry and reasonable fees, but not for many of the restrictions of the proposed ordinance, some of which she outlined. She noted in particular the nuances of collecting data and how software may not be programmed to get to the data necessary for understanding the impacts or lack thereof on local housing.

Colin Phillips, owner of Mad River Valley Rental Management, also offered comments regarding the Ordinance; he had supplied comments in detail in an email to the PC. He indicated that he is able to make available information regarding the types of units being rented and frequency of rentals vs owner occupation.

Lisa Miserendino provided comments regarding the concerns felt in the Village that STRs have had an impact on housing, noting that 50% of the homes appear to not be occupied by year-round residents, which has changed the nature of the neighborhood.

Josh Vogel spoke of his experience in being a part-time resident and what impacts removing the option of short-term renting his home would have, explaining that the house would sit empty for the few weeks which they typically rent it. He noted that he wasn't aware of how much regulation there would be in the ordinance, as he believed it was going to be a simple registry.

Andy Phelan spoke of his experience with short-term renting his Fayston home and the complicated issues of housing, STRs, and other interrelated issues. He reminded the PC that VSTRA has much of the data they are seeking. He indicated that he had shared further comments with Dan via email to be distributed to the rest of the PC.

Dan asked that those with concerns provide the PC, via Ruth, with related comments and specifics. A link to the draft Ordinance will be placed on the Town's web site, and it was agreed that the matter will be discussed further at the next PC meeting.

**Warren Vision Forum Recap**

Jim outlined some of the topics which had been raised during the Forum, including:

- There is still concern that more traffic calming is needed in the Village, with suggestions provided on how to attain this
- Stormwater management issues arose, with it being asked what can be done upstream to help the Village/lower elevation residents

- Providing for density/additional smaller houses in the Village
- Attention to upkeep for existing Town facilities to give the Town a better vibe
- Care for streams, wildlife habitats, views
- Age and economic diversity
- Support for agriculture
- Support for the Mad River Path, transportation initiatives, Irasville development, Waitsfield's wastewater project
- Consideration of sharing facilities with other towns

Jim noted that there were many new faces at the event, which had about 50 attendees, and that feedback received has been positive.

Camilla spoke of learning that there is a coalition of homeowners' associations connected to Sugarbush condominiums, and that the group would like to determine way to better connect with the Town.

Alice Cheney spoke of the idea mentioned at the forum regarding placing a bench at the bottom of Fuller Hill, and expressed her misgivings regarding the idea.

Jim pointed out that the ideas raised at the forum were all suggestions, and nothing has been determined to be a project going forward; anything to be considered by the PC will be discussed further. He and Adam will be providing a more detailed follow up at a future meeting, and will work to keep people engaged. Jim will be sending off a thank-you and summary to all participants, and will also provide the Selectboard with a summary of the topics discussed and ideas generated.

### **STR Ordinance Review**

After receiving comments from the public, it was decided that the PC will place further review of the Ordinance on the agenda for upcoming meeting(s) to discuss the draft further.

### **New and Other Business**

It was reported that the LUDR Subcommittee review work is complete, Sharon Murray will be reviewing a final draft with the group later this month; the goal is to have a completed draft ready for the PC by July 1.

Dan noted that the MRVPD had elected officers at their most recent meeting.

Minutes were signed.

The meeting adjourned at 8:39 pm.

Respectfully Submitted,  
Carol Chamberlin, Recording Secretary

### **Planning Commission**

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Jim Sanford                      date

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Camilla Behn                      date

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Jenny Faillace                      date

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Dan Raddock                      date

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Macon Phillips                      date

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Adam Zawistowski                      date