

WATERBURY PLANNING COMMISSION

Minutes

Thursday, January 27, 2005

APPROVED

PRESENT:

Members: Bob Butler, Rebecca Ellis, Joe Greene, Bob Murray, Hal Ranney, Rick Weston

Staff: Steve Lotspeich

Public: Chris Walsh - CVRPC, Joshua Schwartz - CVRPC

Bob Butler, Chair, called the meeting to order at 7:02 p.m. at the Waterbury Municipal Offices.

VELCO LAMOILLE CO. RELIABILITY PROJECT

It was reported that Rick Weston, Hal Ranney, and Steve Lotspeich attended the Village Trustees meeting on January 26th. Mr. Weston presented the draft Motion to Intervene and Notice of Appearance to the Trustees and they passed a motion authorizing Mr. Weston to sign the two documents and represent the Village of Waterbury in the case. Mr. Lotspeich reported that he has sent the draft documents to the Select Board for their review. Even though the Notice of Appearance sets up Rick Weston to represent the Village and Town, that does not preclude the municipalities from hiring an attorney at a later date to be their representative.

ZONING ADMINISTRATOR'S REPORT

Steve Lotspeich reported that Al Quesnel will be retiring from the Zoning Administrator position on February 3rd. Mr. Lotspeich will be the Acting Zoning Administrator after that date. The Select Board has requested a joint meeting with the Planning Commission to discuss how the Zoning Administrator position will be handled after Town Meeting on March 1st and whether or not it will be combined with the current Community Planner position.

ENFORCEMENT

The Planning Commission discussed the fact that the former Gateway Motel historic building has been partially demolished to the level of the second floor but has not been covered with a temporary tarp roof. The site plan approval for the property required that this work be completed by the end of 2004. Either Al Quesnel or Steve Lotspeich will approach the owner regarding this issue.

STATE STATUTE, CHAPTER 117 TRAINING

Chris Walsh and Joshua Schwartz from the Central Vermont Regional Planning Commission (CVRPC) presented an overview of the numerous changes that were made to the state planning and zoning enabling statutes, 24 V.S.A, Chapter 117. Act 115, a comprehensive re-write of Chapter 117, was passed by the state legislature in 2004. Waterbury's Zoning Ordinance needs to be brought into compliance with nine sections of the new Chapter 117 prior to September 1, 2005, when those nine sections will over-rule any of our zoning bylaws that are not in compliance with the state statute. Our Zoning Regulations will have to be brought into compliance with all the other sections of the new Chapter prior to September 1, 2011.

Mr. Walsh offered to review all our Zoning Bylaws and mark which ones will have to be revised prior to September 1, 2005 in order to comply with the new state statute. The Planning Commission agreed to accept the offer by Mr. Walsh and he was given a copy of the Zoning

Regulations. Mr. Lotspeich will also provide Mr. Walsh and Mr. Schwartz with an electronic copy of the Zoning Regulations that can be marked up in electronic format for the Planning Commission members to review.

The Planning Commission also requested that the CVRPC staff review Section 403, More than One Building or Use on a Lot, in our Zoning Regulations. Rebecca Ellis will e-mail the specific questions about this Section to Mr. Walsh and Mr. Schwartz.

The Planning Commission expressed their gratitude to Mr. Walsh and Mr. Schwartz for an excellent and useful training session.

WATERBURY COMMUNITY FAIR

The Waterbury Community Fair will be held on Sunday, February 27th from 12:00 noon to 3:00 p.m. at the Thatcher Brook Primary School. The Planning Commission decided they would like to participate again and have a table in the front of the gym near the main entrance. Several projects were identified that could be highlighted in the table display including the Chapter 117 changes, the Colbyville Sidewalk/Path/Traffic Calming Master Plan, the Ridgeline/Hillside/Steep Slopes Project, and possible zoning amendments for the Mixed Use District in the Village.

The Planning Also discussed having some fun handouts or activities related to planning to attract more people to the display.

RIDGELINE/HILLSIDE/STEEP SLOPES (RHS) PROJECT

The Planning Commission discussed the draft outline of the RHS regulations and design guidelines to be drafted by the project consultant, LandWorks. The draft outline was edited and will be sent to LandWorks for guidance. The Planning Commission agreed that the draft documents should be as objective and specific as possible. It was also agreed that LandWorks should start by drafting regulations that take the Standards of Review in the outline and adapt them into specific zoning bylaws. The draft regulations will then be adapted into design guidelines. Steve Lotspeich will coordinate this task with LandWorks.

MINUTES

The Planning Commission members reviewed the minutes of January 13, 2005.

MOTION: Hal Ranney moved and Joe Greene seconded the motion:

The Planning Commission approves the minutes of January 13, 2005, as amended.

VOTE: Members of the Planning Commission voted unanimously to carry the motion with no abstentions.

PLANNER'S REPORT

STATE PERMITTING ACTIVITY

Steve Lotspeich reported that Felix and Geraldine Callan's Act 250 application for the new four-lot subdivision off Sweet Rd. has been deemed incomplete by the District Commission office. After the additional application materials that have been requested are submitted the District

Commission will decide on whether the application will be handled as a Minor or Major project and the Waterbury Planning Commission can submit comments.

The small amount of state permitting activity that occurred since the last Planning Commission meeting will be reported on February 10th.

Mr. Lotspeich reported that Green Mountain Coffee Roasters has committed to donating \$450,000 to the Waterbury Railroad Station Reconstruction. The funds will have to be matched by contributions to Revitalizing Waterbury, Inc. (RW) for the project. This additional funding will allow RW to reconstruct the entire original station including all the platforms, decks, roofs, and baggage building associated with the building. The reconstructed station will then be used as a café/welcome center for GMCR and the community including information on area tourism opportunities and local businesses.

ADJOURNMENT

The meeting adjourned at 9:58 p.m.

Respectfully submitted,

Stephen Lotspeich, Community Planner