

**WATERBURY PLANNING COMMISSION**  
**Thursday, April 14, 2005**  
**OFFICIAL MINUTES**

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Members: Joel Baker, Bob Butler, Rebecca Ellis, Joe Greene, Darren Higgins, Hal Ranney  
Staff: Steve Lotspeich, Dawn Lee Minter  
Public: Lawrence Sayah, Everett Coffey, Ralph Gerlach, Bob Provost, Nick Newton,  
Gerry McDermott, Steve Van Esen, Ed Steele, Charlie Grenier, Linda Eldredge, Jane Grace

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Bob Butler, Chair, called the meeting to order at 7:05 p.m.

**INTERIM ZONING BYLAWS DISCUSSION**

The Planning Commission and members of the community discussed possible interim zoning bylaws that would limit density for multi-family dwelling units in various zoning districts. Mr. Lotspeich distributed examples of density standards from Hartford and Stowe.

Mr. McDermott furnished the Planning Commission with a copy of an article from the *Burlington Free Press* on density.

Village Trustees Lefty Sayah and Everett Coffey expressed interest in having four to six units per acre as a standard density in the village district.

The discussion was tabled to the Planning Commission meeting of Thursday, April 28 from 7-8 p.m.

**APP.NO. 07-05-V, PILGRIM PARTNERSHIP, MAYFLOWER MANAGEMENT, LLC**

Mr. Butler opened the site plan review for a 34,000 sq.ft. industrial/commercial building with storage, warehousing, and business offices, in Pilgrim Industrial Park in the Village of Waterbury. Individuals who wished to provide testimony were sworn in.

Planning Commissioners Joe Greene and Joel Baker recused themselves from this site plan review because they are directly involved in the project.

Charlie Grenier presented an overview of the proposed site plan. Ninety parking spaces will be designated for the building. Loading docks and dumpsters are in the rear of the building. Mr. Grenier made the comparison that the proposed building is similar in size to the existing Pilgrim II building.

Mr. Greene presented the landscaping plan. Pine trees, sugar maples, flowering crabapples, and white oaks will be included in the approximate thirty new trees proposed. The loading docks will be located at the rear of the building.

Mr. Greene discussed lighting. The proposal includes ten 18-foot pole lights, shoe-box style, downcast shielded, 250W metal halide, and five wall-mounted shielded light fixtures, 32W florescent, on the rear of the building.

The elevations presented by Mr. Grenier and Mr. Greene show split face masonry units on the lower area, horizontal shiplap siding in the middle, and the upper panels of a material that is to be decided. Softer earth tones will be used but have not been determined at this point. Roof top mechanical units will be screened from view as seen from the Village to the south and west.

The building will be used for a combination of professional office, commercial, and warehouse space.

A traffic study was conducted for this building and the applicant testified that it was similar to the Casey Building. The traffic study is based on occupancy maximum of 80 people. The hours for the building will be 8:00 am-6:00 pm, Monday through Friday.

Ms. Eldredge inquired about increased traffic on Railroad Street and expressed concern, in particular to tractor-trailer trucks using this street. Mr. Steele testified that Railroad St. will not be used by tractor-trailer trucks moving in and out of Pilgrim Industrial Park including this new building.

Storm water discharge was discussed.

The applicants agreed to continue the "Boulevard" look with Norway maple trees on both sides of the southern access road to the building. Mr. Grenier stated that he would bring a revised Master Plan of the entire property to the next meeting. The applicant will show the entire pedestrian walkway on the revised plan at the next meeting.

The hearing was continued to a site walk scheduled for Thursday, April 28 at 6:15 p.m.

#### **DISCUSSION OF RIDGELINE/HILLSIDE/STEEP SLOPES PROJECT**

The Planning Commission discussed draft regulations and design guidelines for the Ridgeline/Hillside/Steep Slopes project. Mr. Butler and Mr. Lotspeich will contact Mr. Raphael and Mr. Capen and remind them of the May 6<sup>th</sup> deadline for final drafts.

#### **MINUTES**

The Planning Commission reviewed the minutes of March 24, 2005.

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

The Planning Commission approves the minutes of March 24, 2005, as amended.

VOTE: The Planning Commission voted unanimously to carry the motion.

The Planning Commission reviewed the minutes of March 30, 2005.

MOTION: Rebecca Ellis moved and Darren Higgins seconded the motion:

The Planning Commission approves the minutes of March 30, 2005, as amended.

VOTE: The Planning Commission voted unanimously to carry the motion.

## MISCELLANEOUS

- Dr. Callan submitted an Act 250 application for a four-lot subdivision with two-acre lots on Sweet Rd. in Waterbury Center. The Planning Commission decided to send a letter supporting the draft Act 250 Land Use Permit including the condition requiring that a detailed Master Plan be submitted for review in conjunction with any future land development on the overall parcel.

MOTION: Hal Ranney moved and Darren Higgins second the motion:

The Planning Commission authorizes Bob Butler to write a letter to the Act 250 District Board in support of Dr. Callan's application.

VOTE: The Planning Commission voted unanimously to carry the motion.

- Rebecca Ellis is attending the Town Officers Educational Conference sponsored by UVM Extension and will report back to the Planning Commission.
- The Planning Commission expressed their disappointment in discovering that the former Gateway Motel property is for sale and the listing does not mention the existence of the Wells House.
- Mr. Butler announced that he is applying for the vacant seat on the Waterbury Selectboard.

## ACTING ZONING ADMINISTRATOR'S REPORT

### Town Zoning Permits

<u>App. #</u>	<u>Applicant (Landowner)</u>	<u>Location &amp; Use</u>	<u>Approved</u>
23-05 T	Durkee Loren	Woodard Hill (sub div)	3/31/05
24-05 T	Schindler John	Stagecoach Rd (4 brd. Garage)	3/25/05
25-05 T	Taylor Bill	1997 Perry Hill (4brd.)	3/25/05
26-05 T	Anderson/Hale	1459 Sweet Rd (bdr./deck.porch)	3/25/05
27-05 T	Viens Chris & Leeanne	Ring Rd (3 bdr./house/deck/porch)	3/31/05
28-05 T	Newhouse Amy Arthur	1171 Maggie's Way (garage) <b>ZBA</b>	
29-05 T	Triumph Properties	Lot 4 Kneeland Flats (2 fam 7bdr)	4/12/05
30-05 T	Devine Gwendolyn & Richard	250 E Harvey Farm (shed)	4/14/05
31-05 T	Hynes John & Nicole	Twin Peaks Rd (1 fam./garage)	4/12/05
32-05 T	MacLeod Michael	15 Cabin Lane (canopy)	4/14/05

### Village Zoning Permits

<u>App. #</u>	<u>Applicant (Landowner)</u>	<u>Location &amp; Use</u>	<u>Approved</u>
07-05 V	Pilgrim Partnership	Pilgrim Park New bldg.	5/4/05
08-05 V	SHW, LLC	Rt 100 reduction sq ft	4/11/05
09-05 V	McDermott Gerald & Mary	Blush Hill Rd. Multi-family <b>PC,ZBA</b>	
10-05 V	Zimmerman Valerie	21 No. Main St (1 fam/deck ck)	4/14/05

## **PLANNER'S REPORT**

### State Permitting Activity:

5W0938-6B/5W0938-7, Grenier Land Co., Notice of Act 250 Minor Application received for increasing the size of an approved warehouse and adding a fourth mini-storage building at the existing storage facility east of the flea market on Route 2, Bolton Rd.

WW-5-2133-1, SHW, LLC, Wastewater System and Potable Water Supply Permit issued for reducing the size of the approved Shaw's supermarket on Route 100 in Colbyville.

Mr. Lotspeich met with Chris Walsh of the Central Vermont Regional Regional Planning Commission and reviewed our zoning regulations for conformance with the new Chapter 117 of the state statute.

## **ADJOURNMENT**

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Dawn Lee Minter