

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
Thursday, May 12, 2005
OFFICIAL

Members: Joel Baker, Rebecca Ellis, Darren Higgins, Hal Ranney, Rick Weston
Staff: Dawn Lee Minter, Stephen Lotspeich
Public: Glenn Torres, Bob Provost, Bob Alexander, Peter Hirschfeld, Andres Torizzo,
Gerry McDermott, Bill Graves, Michael Bravin

Rick Weston, Chair, called the meeting to order at 6:15 p.m. at the project site on Blush Hill Rd. Glen Torres was sworn in by Mr. Weston in order to provide testimony. All others wishing to provide testimony were reminded that they were still under oath. Jerry McDermott showed the staked out locations of the nine-unit building near Blush Hill road that is already permitted, and the other proposed multi-family buildings. The locations of the proposed driveways were also reviewed. Mr. McDermott explained his proposal for relocating a portion of the proposed VELCO electric transmission line and showed the staked out locations of the points where the proposed line will change direction.

The area bordering the neighboring Morgan, Bravin, and nearby Torres properties to the west of the project site was viewed. The proposed retaining wall under the existing GMP electric lines (route of proposed VELCO lines) in this same area was discussed. The need for additional landscaping and screening in this area was also discussed. Landscaping and screening for other areas of the site was discussed.

After returning to the access point to the site the site plan review was recessed for continuation at the Municipal Offices.

The meeting was reconvened at the Municipal Offices at 7:00 p.m.

APP.NO. 09-05-V, GERALD & MARY McDERMOTT

The site plan review was re-opened for 93 additional units of a multi-family housing development on the former Gould Property off Blush Hill Road and Route 100 in Colbyville.

The Planning Commission discussed Section 403 of the by-laws and if this proposed site plan meets the criteria. The front, side, and rear setbacks were clarified.

Michael Bravin, an abutting landowner, expressed concern about the scale of the project and if it is suitable for the proposed location. He also stated his belief that the traffic flow will be materially altered and that going from a traffic level of service grade of B to D at the Blush Hill/Stowe St. and Route 100 intersection is of great concern. Mr. Bravin mentioned that originally, this project had proposed 36 units and now it is up to 93 units. Mr. Bravin formally requested that the Planning Commission consider these factors in their decision.

Glen Torres, a nearby landowner, spoke of his apprehension about the proposed parking lot, which abuts his property and leaves no room for screening. Mr. Torres stated that the car traffic and noise would be substantial. Mature trees will be cut down that currently screen the GMP electric transmission line. Changing the location of the electric line will change his aesthetic view. Mr. Torres declared that he bought his home because of the view south and this project will basically destroy the view.

Bob Alexander of Summit Engineering, who prepared the traffic study, testified on behalf of the applicant. Mr. Alexander explained in detail the level of service reduction from B to D for the left-hand turn off Blush Hill onto Route 100. The traffic study was conducted for the public roads, not for the proposed project's internal roads. The Planning Commission requested a comparison of build and no-build for 2005 and 2010, outlining the level of service on turning movements and the overall performance of the intersection at Blush Hill Rd./Stowe St. and Route 100.

Mr. McDermott presented the building elevations. He will take into consideration more screening on the west side of the property.

Andres Torizzo of Ross Environmental presented information on Stormwater management. Two stormwater permits are required for this project: operational and construction. The pond will control runoff from the entire site. The pond discharges to a swale and then a culvert under Route 100. The Planning Commission suggested an emergent bench around the interior perimeter of the stormwater pond for safety.

Mr. Bravin respectfully requested that Mr. McDermott take into consideration the neighbors.

Mr. McDermott stated that the Waterbury Village Fire Department gave feedback on the proposed site in a letter dated February 5, 2005, which was submitted for the record.

The site plan review was continued to 8:00 p.m. on May 26, 2005.

DISCUSSION OF POSSIBLE INTERIM ZONING BYLAWS

The Planning Commission discussed draft interim zoning bylaws that would limit density for multi-family dwelling units in various zoning districts. Language was decided upon and will be submitted to the Village Trustees and Select Board for consideration.

MOTION: Joel Baker moved and Hal Ranney seconded the motion to recommend the May 11, 2005 draft revised interim zoning regulations for multi-family density requirements, as amended, to the Village Trustees and the Selectboard.

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

DISCUSSION OF RIDGELINE/HILLSIDE/STEEP SLOPES PROJECTS

The Planning Commission discussed draft regulations, design regulations, viewshed overlay map, and the natural resources report for the Ridgeline/Hillside/Steep Slopes project.

MISCELLANEOUS

Mr. Lotspeich distributed the Planning Commissioners Journal.

MINUTES

The Planning Commission reviewed the minutes of April 14, 2005.

MOTION: Hal Ranney moved and Rebecca Ellis seconded the motion:

The Planning Commission approves the minutes of April 14, 2005, as amended.

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

The Planning Commission reviewed the minutes of April 28, 2005.

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

The Planning Commission approves the minutes of April 28, 2005, as amended.

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

ADJOURNMENT

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

Respectfully submitted,

Dawn Lee Minter