

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
Thursday, May 26, 2005
OFFICIAL

Members: Rebecca Ellis, Joe Greene, Darren Higgins, Hal Ranney, Rick Weston

Staff: Dawn Lee Minter, Stephen Lotspeich

Public: Bob Alexander, Ashley & Lee Baker, Michael Bravin, Everett Coffey, William Graves, Emily Higgins, Bob Hood, Jerry McDermott, Gene & Erik Nelson, Bob Provost, Andres Torizzo, Glenn Torres

The meeting was called to order by Rick Weston, Chair, at 8:00 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. Mr. Weston swore in those who wished to provide testimony.

Mr. McDermott presented an overview of the proposed development, pointing out the changes to conform to Section 403 of the by-laws. The plan proposed forty foot breaks between buildings E and F. The proposal requires 140 parking spaces and 169 have been proposed in the site plan, which gives each unit one garage parking space and one uncovered parking space. Lot C has a new proposed setback to the property line of 50-feet to accommodate the request of an abutting landowner for more screening of the buildings. Both front and rear internal set-backs were clarified.

Regarding the Traffic Impact report the Planning Commission had requested a comparison of build and no-build traffic for 2005 and 2010 for the intersection of Blush Hill Rd./stowe St. and Route 100, outlining the level of service for turning movements and the overall intersection. Mr. Alexander addressed the issue by stating that Lamoureux and Dickinson's projections for 2008 in the Traffic Impact Study that they prepared for the Shaw's Development, and Mr. Alexander's projections appear to be inconsistent. Mr Alexander will report back and the next site plan review meeting and will address these concerns.

The Planning Commission discussed the expiration period of this site plan review. The first review occurred on April 28, 2005. The 60-day period expires on June 27, 2005.

Mr. McDermott is meeting with Waterbury Fire Chief Gary Dillon and will ask about distance between buildings for fire safety.

Mr. Bravin expressed concern that the Planning Commission consider the accommodation of Mr. McDermott with the rear setback on Lot C of 50 feet. He re-stated his concern of proposed project's scale and traffic issues at the Blush Hill light.

Mr. Torres asked Mr. McDermott about the possibility of burying the power lines. Mr. McDermott stated that VELCO said they would not "porpoise" the power lines over a relatively short distance.

Mr. Nelson asked for comparable density housing developments. Mr. Lotspeich gave examples of various developments in Waterbury.

Bob Hood submitted for the record a petition from 96 residents in opposition to the project.

Rebecca Ellis stated that the testimony heard would be better suited for the Act 250 Board hearings. The Zoning Board of Adjustment will also be reviewing the project as a Conditional Use and will be hearing testimony.

The site plan review was continued to June 15, 2005 at 7:00 p.m.

MISCELLANEOUS

Everett Coffey stated that the Selectboard and Trustees public hearing on the interim zoning regulations regarding density for multi-family housing will be held on June 8 at 7:00 p.m., location to be determined.

MINUTES

The Planning Commission reviewed the minutes of May 5 and 12, 2005.

MOTION: Rebecca Ellis moved and Hal Ranney seconded the motion to approve the minutes of May 5 and 12, 2005.

VOTE: The motion was unanimously carried by the Planning Commission.

ACTING ZONING ADMINISTRATOR'S REPORT

Town Zoning Permits

<u>App. No.</u>	<u>Applicant (Landowner)</u>	<u>Location & Use</u>	<u>Approved</u>
33-05-T	Buonomo & Grow	111 Fuller Acres Dr. (house)	4/14/05
34-05-T	Lowcock & Pomerleau	3 Henry Hough Rd. (deck)	4/21/05
35-05-T	Nathaniel Lord	684 E. Wind Dr. (shed)	5/13/05
36-05-T	Carl & Diane Huber	179 Guptil Rd. (shed)	5/4/05
37-05-T	Richard & Carol Herbster	1997 Perry Hill Rd. (house)	5/4/05
38-05-T	Ed & Nancy Carbonneau	1049 Maggies Way (house)	5/9/05
39-05-T	Gary & Jacqueline Heath	339 E. Wind Dr. (house)	5/9/05
40-05-T	Gary & Cynthia Osbourne	79 Henry Hough Rd. (garage)	5/6/05
41-05-T	Heather Gauvin	1603 US Route 2 (house)	5/16/05
42-05-T	Wm. & Laura Brueckner	1421 Shaw Mansion Rd. (house)	5/16/05
43-05-T	Ivy Ventures, Inc.	2933 Waterbury-Stowe Rd. (theater)	

Village Zoning Permits

11-05-V	Steffan Christensen	5 Park St. (carport & balconies)	5/23/05
12-05-V	Philip Whalley	14 Whalley Park (shed)	5/4/05
13-05-V	David Anderson	5 Ellinwod Ave. (deck)	
14-05-V	Waterbury Housing, Inc.	14 Stowe St. (porch w/roof)	

MISCELLANEOUS

The Planning Commission discussed the Zoning Administrator applicants interview sessions.

ADJOURNMENT

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

Respectfully submitted,

Dawn Lee Minter