

**WATERBURY PLANNING COMMISSION  
SPECIAL MEETING  
Wednesday, June 1, 2005  
APPROVED**

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Members: Rick Weston, Rebecca Ellis, Joe Greene, Hal Ranney, Joel Baker, Darren Higgins  
Staff: Stephen Lotspeich  
Public: William Graves, George Pierce, Glenn & Sherry Ziemke

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The meeting was called to order by Rick Weston, Chair, at 7:05 p.m.

**APP.NO. 15-05-V, VERMONT STATE HOSPITAL**

This project is the construction of two entrance canopies within the exercise yard at the Vermont State Hospital off S. Main St. The applicant had requested a waiver from site plan review for the project. The Planning Commission decided that since the two canopies are within the enclosed exercise yard and do not affect any of the site plan review criteria, the site plan review should be waived.

**MOTION:**

Joel Baker moved to waive the requirement for site plan review for Application No. 15-05-V under Section 301(a)(5) of the Waterbury Zoning Regulations.

Hal Ranney seconded the motion and it passed unanimously.

**PLANNER'S REPORT**

Steve Lotspeich reported that the project to restore the Waterbury Railroad Station is progressing very well. Green Mountain Coffee Roasters (GMCR) will be sub-leasing the main part of the existing station for a GMCR café and welcome center. The baggage building will be re-built and the area between the baggage building and the main part of the station will be enclosed with glass. This new area will be a Community Welcome Center and the Amtrak train station. The current schedule is to bid out the project in late summer with construction taking place through the fall, winter, and early spring. The planned opening for the entire station is currently June of next year.

**APP. NO. 43-05-T, IVY VENTURES, INC.**

Rick Weston opened the site plan review for Ivy Ventures, Inc. All those wishing to provide testimony were sworn in. The project was presented by George Pierce, one of the owners of Ivy Ventures, Inc. The project is the construction of the Waterbury Festival Playhouse that will be a repertory theater featuring various dramatic plays but not musicals.

Mr. Pierce presented the project that includes the theater, a fabric covered steel structure, and the associated bathroom building, driveways, parking areas, exterior lighting, and landscaping. Various aspects of the project were discussed including access to the site via the Agway/Ivy Computer driveway and the Ziemke Glassblowing Studio driveway. Traffic concerns were discussed including the back-ups that will probably occur on the northern (Ziemke) driveway when shows let out and the left-turning vehicles exit onto Route 100.

The fabric will be removed from the structure in the winter months. The steel framework will remain in place. Concern was raised regarding the appearance of the steel framework in the winter.

The public testimony portion of the site plan review was closed.

**EXHIBIT LIST:**

- Exhibit A Zoning Permit Application
- Exhibit B App. to the Planning Commission for Site Plan Review
- Exhibit C App. to the Town Zoning Board of Adjustment for Conditional Use Review
- Exhibit D Site Plan dated 2-18-05
- Exhibit E Elevations and Floor Plans for Theater and Bathroom Building
- Exhibit F Project Description
- Exhibit G Notice Sent to Adjacent Landowners

**FINDINGS OF FACT:**

**General Description:**

This project is a 4500 sq. ft., 150-seat seasonal theater structure and an associated 12' x 16' bathroom building. The theater will be used for live performances for the period of mid-June through early October. Rehearsals will precede the performance season. Performances will take place on Wednesday through Saturday evenings with afternoon shows on Saturdays and Sundays.

The theater will be 50' wide by 95' long by 27' tall. It will have a metal frame covered by fabric that will have a colored exterior, such as tan, and a black interior. The fabric will be removed in the fall and re-installed in the spring each year. The bathroom building will be a wood frame structure 16' wide by 12' deep by 14' tall with a lean-to style roof.

The building coverage for all the buildings combined on the Ivy Ventures property, including the theater building, is approximately 3%. This is less than the maximum 5% coverage for the Route 100 Zoning District.

When the theater materials are disassembled in the fall they will be stacked and covered on the 10'-wide paved area behind the Ivy Computer, Inc. offices. The project will be as shown on Exhibits D through F and is further described as follows:

**Traffic Access:**

There will be two access points to the site on Route 100 at the entrances to the Ziemke Glass Blowing Studio and the Waterbury Agway. The Ivy Ventures, Inc. property has 50' wide right-of-way easements for access over both of these existing driveways as shown on the Site Plan, Exhibit D. Directional signage at the parking area and internal driveway will direct the people exiting southbound on Route 100 to use the Agway/Ivy Computer drive, and those going northbound on Route 100 to use the Ziemke Glassblowing Studio drive.

**Circulation and Parking:**

Circulation will be via portions of the Ziemke and Waterbury Agway driveways and the gravel surfaced drive through the Ivy Ventures site. There will be a half-circle drive in front of the

theater building for drop-off and pick-up. Pedestrian access will be via the gravel driveway, drop-off loop, and grass areas.

There will be 72 parking spaces on the grass delineated by timbers or logs on the ground. There is additional grass area on the site for overflow parking if needed. Theaters require one space for every three seats or participants. The 150 seats in the theater require 50 spaces. There will be approximately 12 additional people involved with performances requiring an additional 12 parking spaces. The total requirement is 62 spaces.

**Landscaping, Screening, and Exterior Lighting:**

There are existing mature evergreen trees on the site in the vicinity of the proposed grass parking area that screen the parking from view from the southwest, as shown on the Site Plan, Exhibit D. There are additional existing evergreen trees and an existing wooded wetland on the site that screen the parking area from view from the southeast. The site is open to view as approached from the north on Route 100. A hedge row 4-6' in height running the length of the northern edge of the parking area will be planted as shown on Exhibit D, the Site Plan.

Trash will be handled with trash cans placed on the site. There will not be a dumpster on the site for the theater.

Exterior lighting includes a maximum of 12 solar powered downcast walkway lights to guide patrons from the parking area to the theater and to delineate the parking area. There will be two lights for the exterior of the bathroom building. Each light will have one 60-watt incandescent bulb or energy efficient equivalent. There will be one ground sign on the Ivy Ventures, Inc. property south of the Ziemke driveway entrance on Route 100. The sign will be lit with one downcast and shielded light for each side. All lights will be downcast and will be turned off by 12:00 midnight. The theater building material will be opaque so the interior light will not be visible from the outside except at the entrances.

**Conclusion:**

The Planning Commission finds that all applicable site plan review criteria including the Special Considerations for Projects Bordering Route 100 are met.

**MOTION:**

Joel Baker moves to approved Application No. 42-05-T, Ivy Ventures, Inc., Site Plan Review for a 4,500 sq. ft. fabric theater structure and associated drive and parking areas to be located north of the Waterbury Agway on Route 100.

1. *This permit is granted on the condition that the applicant complete the project consistent with the Commission's findings and conclusions and the approved plans and exhibits.*
2. *Any lights on the interior of the building that are designed or directed so as to increase the amount of light outside of the building require a revision of the site plan.*

Hal Ranney seconded the motion and it was approve unanimously.

**RIDGELINE/HILLSIDE/STEEP SLOPES PROJECT**

It was agreed to make the purpose statement in the draft Ridgeline/Hillside/Steep Slopes (RHS) Regulations shorter and make the entire document more concise. It was also agreed that the

review of any zoning permit application, minor or major, within the RHS Overlay District would be done by the Town Zoning Board of Adjustment. Steve Lotspeich will re-draft the document and circulate it among the Planning Commission members for review.

**REVIEW ZONING ADMINISTRATOR CANDIDATES:**

The Planning Commission members reviewed and discussed the candidates for the Zoning Administrator position that were interviewed on May 26, 2005. The Planning Commission members agreed that all the candidates were well qualified.

**MOTION:**

Joe Greene moves to recommend Carl Garbelotti as Zoning Administrator.  
Darren Higgins seconded the motion and it was approved unanimously.

This recommendation will be forwarded to the Select Board for their final decision.

**ADJOURNMENT**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Stephen Lotspeich