

**Waterbury Conservation Commission
Draft Meeting Minutes – 6/26/2019**

Present: Allan Thompson, Steve Hagenbuch, Mike Hedges , Krista Battles, Joan Beard, Steve Lotspeich, Bill Vigdor

1. Invasive Plant Roadside Survey

- Waterbury Conservation Commission(WCC) is working to halt the progression of chervil up Little River Road.
- Members will bring collected data to next meeting in order to compile results for Town mowers.
 - i. Mike Hedges will follow up with the Town to see if the mowing system that they used this year is sustainable moving forward.
 - ii. Mike wrote to thank the Town for their efforts. Thanks Mike!

2. Suggested timeline for moving forward with WCC zoning recommendations

- The Planning Commission suggests meeting to share concepts and build consensus.
- Suggested meeting date: July 22nd, 7:10pm
- We can then reconvene in September to develop specific language.

3. Bill Vigdor summary and overview of Waterbury town bylaws as they relate to the

- The purpose of the commission should be accurately expressed in the language created by the WCC.
- The WCC should look at the permitted uses and exceptions carefully when updating/creating language (page 6 on attached slides).
- Site Plan Review – (page 7) WCC should make comments on the purpose clauses that will impact the Shutesville Hill Wildlife Corridor (SHWC).
- Subdivision Review – (page 8) WCC should review the environmental purpose clause.
 - Depending on the subdivision, 3 reviews are required before subdividing land (Major, Administrative, and Minor).
 - 3-19 in the bylaws depicts a conservation district and density table that covers all districts.
 - i. The purpose is to reduce density in some rural areas but still allow for clusters of housing
 - ii. There is a 5 year wait period before subdivision may occur, intended to halt the repeated subdivision of lots.
- Development Criteria (page 10) should be considered when drafting overlay language.
- Waivers and Variances (page 11) – development applications may ask for a waiver, and thus criteria for waivers should be considered when drafting overlay language. Special consideration should be paid to the possibility of renewable energy development.
- Zoning District and Overlay District – (page 14) The SHWC spans 5 Zoning Districts and 2 Overlay Districts
 - The Planning Commission has suggested a potential revision of the current Overlay District that spans the majority of the SHWC: Ridgelines, Hillsides & Steep Slopes (RHS)

- If the RHS verbiage is redrafted to include the SHWC, there are some additional considerations that should be made.
 - The additional purpose clause in the RHS should be considered when drafting overlay language (page 18). The SHWC should be addressed in the purpose statement.
 - The RHS Overlay exemptions should be considered when drafting overlay language.
 - Development Standards should be enhanced in order to ensure that SHWC conservation intentions are met.
 - Define wildlife corridor in the purpose statement that is highlighted on page 19 of the slides.
 - There may be an opportunity in the overlay language that would request the Zoning Administrator to refer development plans to the WCC for review. This would be a more formalized role in the process for the Commission.
- Subdivision Standards – (page 21) contain environmental protection language that should be considered when drafting overlay language.
- Conservation Subdivision – (page 23) consider revising highlighted language to strengthen level of protection.
- 4.5.2 of town plan references secondary conservation resources and should be reviewed in the drafting process.
 - Some of the criteria listed may be built into the RHS overlay regulations.
 - A map could potentially be included.