



**Waterbury Conservation Commission
Minutes (Draft)
April 6, 2021
Via teleconference**

Commission attendees: Allan Thompson, Erin Hurley, Krista Battles, Joan Beard, Billy Vigdor, Linda Gilpin, Steve Hagenbuch

Commission absent: Tracy Sweeney

Public: Mike Hedges

- Meeting convened 6:00 pm
- Mike Hedges was recognized for his many years of service to the Waterbury community through his participation on the Conservation Commission. Mike has not renewed his appointment, but would like to remain involved as appropriate with website development and community invasive species education. Thanks Mike!
- Unified Development By-Laws
 - Steve Lotspeich joined the meeting to discuss opportunities for WCC to contribute to the current update to the Unified Development By-Laws
 - The primary question being asked by WCC is how to integrate Shutesville Hill Wildlife Corridor and other wildlife related concerns into the By-Laws
 - WCC had developed a proposed overlay district and associated draft language to share with Steve L. and is requesting for it to be taken to the Planning Commission
 - Focus of this effort is on the Shutesville Hill Wildlife Corridor but may have applicability to other areas of Waterbury in the future, as science becomes available to support it
 - Billy Vigdor provided Steve Lotspeich with an overview of the WCC process to date
 - Steve L. thought the memo drafted for the Planning Commission is right on target and agrees with the current focus on Shutesville is a good approach
 - Question from Steve L. regarding the Shutesville map
 - Does the area of interest boundary follow some defined physiographic feature, such as a forest edge? There will need to be some defining features that a landowner, consultant, etc. knows where the corridor boundary is on the ground.



- Allan Thompson responded: in many cases forest cover and/or riparian areas are defining features
- Steve L. followed up with statement that the boundaries of any new overlay district would need to be very clear
- Billy Vigdor walked the group through the suggested draft language of the proposed overlay district
- The WCC had some questions regarding the term “undue adverse impact.” Steve L. described that this came out of a court case @ Quechee Lake and is commonly called the “Quechee Standard”. It was for aesthetic concerns and therefore may need to check on applicability for a wildlife corridor
- Steve L. suggested a good place to start with the Planning Commission is with the sub-division and PUD chapters of by-laws. Think of as “Phase 1”. He also encouraged holistic thinking. We do not want to create something that only addresses one area of the by-laws (e.g. do not focus solely on Ridgeline, Hillside, Steep Slope district).
- Mike Hedges reminded the group that the map also shows road crossings. Important to consider as it highlights other important wildlife corridor/crossing areas.
 - Steve L. said there could be language in subdivision chapter to address this
- Steve L. will find out when is a good time to present the proposed overlay district to the Planning Commission. This should be a general overview, not detailed.
- Shutesville Hill Wildlife Corridor
 - Question was posed “What can WCC commit to the Shutesville Hill Partnership?” WCC needs to discuss this and come up with a bulleted list
- Meeting adjourned 7:50 pm

Respectfully submitted by Steve Hagenbuch
June 8, 2021