



The Waterbury Conservation Commission held a warned meeting on **April 14, 2026 from 6:00 pm to 7:30 pm.**

Members Present: Amy Marshall-Carney, Josh Lincoln, Meg Baldor, Marcy Blauvelt, and Marty Johansen. Public Attendees: Sille Larsen, Nita (WLI), Sally Kulis (WLI)

A quorum was established. The meeting was called to order at 6:07pm.

Agenda Review, Modifications, & Open Remarks:

- Agenda accepted as presented

Public Comment:

- No public comment

Meeting Minutes WCC 03.10.2026 Review & Approval:

- J.Lincoln made a motion to approve the minutes as drafted. M. Blauvelt seconded. All in favor.

Key Outcomes

The WCC experienced significant membership changes with three resignations (Meg, Angie, and Marcy) due to residency requirements and personal reasons, creating three vacancies to fill. Applicants will be interviewed at the April 21st Select Board meeting. New leadership roles were unanimously elected: Amy as Chair, Josh as Vice Chair, Annemarie as Secretary/Clerk, and Marty as Treasurer. The Commission reviewed the PC drafted Natural Resources chapter of the municipal plan, identifying multiple concerns requiring clarification before public comment, particularly around land conservation language, equitable access provisions, and the Commission's actual role versus aspirational goals.

Membership Changes & Leadership Elections

Resignations effective:

- Meg: Resigned due to residency (now in Colorado), effective April 21st; previously targeted over Class 2 wetlands advocacy in Hope Davey
- Angie: Declined to pursue Select Board hearing on residency question
- Marcy: Personal decision after 3 years serving, seeking more family time

New officer positions (unanimous vote):

- Chair: Amy 5; Vice Chair: Josh 4; Secretary/Clerk: Annemarie 4; Treasurer: Marty 4

Pending applications:

- One confirmed application from Lotta Lampela
- Commission will have three remaining vacancies to fill

Hope Davey Disc Golf - Class 2 Wetlands Protection

Current status: Josh met with Bill who indicated a meeting with Mark and others planned within a couple weeks regarding moving Hole 1 out of Class 2 wetlands. The Commission discussed the timeline for moving basket one before the course opens after mud season. Josh Lincoln will meet with Bill to discuss moving the hole. A WCC member raised the following additional issues:

- The rock pathway (impervious surface) placed in wetlands
- Out-of-bounds stakes for hole one currently too deep into wetlands ("the swale");
- Signage adequacy concerns - current signs described as "microscopic" (cell phone-sized).

Key advocacy points raised: Town needs to act with conviction on moving baskets, not just accommodate disc golf preferences; Mark and one assistant can physically move baskets

(referenced previous hole 12 relocation from Molton farm property). The commission offered volunteer support if needed.

Act 181 / Tier Designations Discussion

Decision: Commission will coordinate joint presentation with Planning Commission on Act 181, particularly Tier 1A and 1B designations affecting downtown (June timeline).

Current gaps identified:

- Conservation Commission not included in ongoing Regional Planning Commission conversations about tier designations
- Timeline differences: Tier 1A/B due June; Tier 3/Road Rule postponed approximately one year
- Central Regional Planning Commission drafting land use plans with tier recommendations; Commission may receive map to react to rather than provide input

Recommended preparation:

- Watch House Environmental Committee testimony sessions (recent weeks feature fact-based presentations from VNRC, commissions, farmers, rural vermonters, chamber of commerce etc. on Tier 3/Road Rule)
- Reveals disconnect between state-level assumptions about local implementation versus actual municipal capacity and skillsets

Natural Resources Chapter - Municipal Plan Review

Major concerns requiring clarification with Planning Commission:

Language precision issues:

- **Strategy 2.2** - "secure conservation easements": Town, Planning Commission and WCC roles have historically been to assess/advise, not secure; town previously de-scoped direct conservation easement role
- **Aspiration 2** - "equitable access to nature": Concern about displacement implications and how language interacts with Act 181; suggest adding "without displacing anyone" or removing "equitable"
- **Strategy 3.5** - "update zoning/subdivision bylaws to consider prime agricultural soils": Phrasing suggests bylaws as primary solution; needs reframing
- **Strategy 4.3** - "Implement low-impact trail design and maintenance": Assumes trails will be built; lacks selectivity/designation language; cost/staffing implications unclear
- **Goal 4** - "resident lives within a 10-minute walk of..." Limits all modalities; forces dense geographic coverage; may pressure private land acquisition, easement or de facto takings.

Missing content:

- Watershed protection strategies absent despite being in original WCC submission (only wetlands addressed in 7.1-7.2)

Current Use Program discussion:

- Clarification provided: Vermont requires active minimum 10-year management plans; not a tax loophole but cost-intensive for landowners managing forest/agricultural land
- **Strategy 3.3** "promote enrollment" may be irrelevant - unclear how many eligible parcels remain in Waterbury
- Questioned how new Use Value Appraisal rules will affect intention and goals.

General observations:

- Planning team pulled back specificity across goals (e.g., removed 50-foot wetland buffer details) to level-set across all plan areas
- Document will face public comment; WCC is interested in ensuring the public genuinely understands the implications of these statements before codifying them

Other Updates

March Education Event: Jesse's presentation on wildlife crossings drew approximately 40 attendees; well-received; inspired Marcy to create road crossing signs for Greg Hill Road.

Select Board Commission Presentations: Schedule published; Conservation Commission slots: May 19th, September, and December at 6:30 PM (not 6:00 PM as initially stated).

Water Quality Testing (2024): Marty received 2024 report from Billy Vidgor - 552 sample points, 1,104 tests completed; data in coded spreadsheet format requiring interpretation; Commission historically coordinates volunteers may conduct tests directly.

Ice Out Monitoring: DEC press release requesting towns participate in reservoir ice-out date tracking/competition; sent to Commission email (website addresses may be outdated).

Action Items

- **Amy:** Reach out to Dana (Planning Commission chair) to coordinate joint Act 181 presentation covering Tier 1A/1B designations
- **Marty:** Forward 2024 water quality testing spreadsheet to Commission; coordinate interpretation assistance
- **Amy:** Provide detailed crosswalk analysis of original Commission municipal plan submission vs. final Natural Resources chapter draft back from Planning Commission
- **Amy:** Update officer roles matrix with new leadership positions and terms
- **Josh:** Follow up with Bill in two weeks if no contact regarding Hope Davey basket relocation timeline
- **All members:** Review Natural Resources chapter draft; watch House Environmental Committee testimony sessions on Act 181; prepare feedback considering public comment period implications

Wrap-up & Adjournment:

- First motion by M. Blauvelt; second motion by J. Lincoln. All approved and the meeting adjourned at 7:35 PM.

Next Meeting May 12, 2026