

WCC meeting June 10, 2026

Commission Members present: Amy (Chair), Josh, Lotta, Marty, Sille

Guests: Dana Allen, Neil Leitner, William Vigor

Members of the public

1. The meeting was called to order at 6:04 PM
2. Agenda Review, Modifications & Opening Remarks
 - The agenda was confirmed with the amendment of discussing the 5/12/2026 minutes at the end of the meeting.
 - The newest member of the Commission, Sille Larsen, was welcomed.
3. Public Comments
 - None.
4. Planning Commission Connect (PC Chair, Dana Allen)

a. Town Plan Update from PC

Chair of the Planning Commission (PC) briefed WCC on the ongoing work to update the Waterbury Town Plan. An update was due, as the current Town Plan was created prior to 2013. The process started approximately 18 months ago with outreach to the public; during the last six months, the focus has been on drafting the “aspirations, goals, and strategies” of the Plan. **The Town Plan will be modeled after the Montpelier City Plan, and it will consist of 5-7 pages of content presented in story maps.**

PC intends to conclude most of the writing in June and share the full draft with the public at the end of July. Once the Plan has been presented at the PC meeting, it will be discussed in (at least) two Selectboard meetings. Should the Selectboard require any substantial changes, it would send the draft back to PC, and the public hearing process would be repeated.

The Town has opted to get the CVRCP approval for the Plan. This means that after the Selectboard has processed the Plan, the draft will be sent to CVRCP for review and approval. To facilitate the final approval, PC has shared drafts of the Plan with them throughout the process. Once the Town Plan has been approved, the Town can begin the town bylaw update process.

WCC members expressed concern regarding the speed of the process and the lack of specificity in the chosen format of the Plan. PC was encouraged to prioritize quality over speed in the drafting process, taking into account the significance of the final Plan. In addition, it was thought that the story map format

would not allow for the same level of detail as the current Plan, leaving room for inconsistent interpretations. PC members acknowledged that the chosen format was a compromise, and explained that the “strategies” in the Plan will be specific, with tracking metrics.

b. *CVRPC Regional Plan Update*

PC Chair briefed WCC on recent developments with the 2026 Regional Plan update by the Central Vermont Regional Planning Commission. The PC focus has been on pursuing more “growth area,” Tier 1B designations (under which housing projects up to 50 units are exempt from Act 250). The significance of this process is that if an area is not designated as a growth area under the Regional Plan, towns cannot later make requests to that effect

The public commentary phase concluded on May 28, 2026; next, CVRPC presents a draft Regional Plan to the Land Use Review Board (LURB) for pre-application review.

c. *Floodplain Development*

Floodplain Development and Hazard Mitigation Roles: The Commission briefly discussed the WCC's role in floodplain development under the Town's bylaws. The Chair reported that a meeting with the Planning Commission Chair had occurred and a meeting with the Planning Director was scheduled for later in June to clarify the Commission's responsibilities.

The Chair also shared documentation compiled by the WCC identifying the Commission's defined roles across various Town of Waterbury municipal initiatives. It was noted that the Commission recognizes the need to better understand and define its task-level responsibilities and will continue this discussion at a future meeting.

The Commission further noted that, to date, it has not participated in municipal grant reviews. However, the Town's Local Hazard Mitigation Plan appears to anticipate involvement by both the WCC and Friends of the Winooski in certain aspects of hazard mitigation planning. In addition, guidance from the Central Vermont Regional Planning Commission identifies the WCC as a stakeholder and advisory body in the Local Hazard Mitigation Plan process, particularly with respect to natural systems, land conservation, and climate resilience.

The Commission discussed these findings and agreed to seek additional guidance from Town staff and partner organizations regarding the WCC's anticipated role and appropriate next steps.

5. Municipal Plan - WCC Contribution to Town Plan

WCC is currently reviewing the “Natural Resources” chapter of the draft Town Plan. PC wishes to receive WCC feedback soon, so that it will already be incorporated before the

draft is shared with the public. Two further chapters are particularly relevant to the issue of fragmentation of natural resources: “Land Use” and “Housing.” PC Chair stated that the most recent version of the Land Use chapter would be sent to WCC for review.

The Town Planning Director, Neil Leitner, emphasized that fragmentation was going to be addressed in the new Plan. PC Chair explained that PC was looking for information on fragmentation and parcelization, and invited WCC to make specific references to this data, for example by using the ANR BioFinder, in its feedback.

A discussion on available up-to-date land use data followed. It was noted that while UVM has some helpful land use data from 2016–2022, and some other organizations may also have land use data, we need to remain careful with third-party data not collected for regulatory purposes. Some towns, such as Hinesburg, have hired Arrowwood Environmental, LLC, an ecological consulting firm, to produce maps for town planning purposes.

While PC plans to share the draft Town Plan with the public in July, WCC can provide further feedback during the public commentary process. WCC feedback will be most helpful to the PC when it comes provided with context.

6. WCC Next Steps

a. WCC Strategic Plan

It was decided that WCC contribution to the Town Plan should be for the moment prioritized over the WCC Strategic Plan update.

b. WCC Contribution to the Town Plan

For efficiency, it was agreed that Amy, Josh, Lotta, and Sille would form a sub-committee to draft the WCC feedback on the Natural Resources chapter. The subcommittee’s draft would then be discussed in the next full WCC meeting and, once adopted, sent to PC.

c. Other matters

- Disc golf course update: hole 1 has been moved as requested by WCC.

7. The meeting adjourned at 7:43 PM.