

**Meeting of the Waterbury Select Board
September 4th, 2018
28 North Main Street**

Present: C. Viens, M. Metayer, J. Brown, M. Frier and N. Fish, Select Board; W. Shepeluk, Municipal Manager; S. Lotspeich, Community Planner; A. Imhoff, ORCA Media; and C. Lawrence, Town Clerk.

Public: P. H. Flanders, E. Coffey, L. Sayah, K. Belliveau, E. Gross, M. Staskus, A. Johnson, C. Parks.

The meeting was called to order at 7:00pm.

APPROVE AGENDA

M. Metayer made a motion to approve the agenda. The motion was seconded by N. Fish and passed unanimously.

CONSENT AGENDA ITEMS

J. Brown made a motion to approve the minutes of the August 8th meeting and to appoint the Municipal Manager as the voting delegate at the VLCT Annual Meeting. The motion was seconded by M. Metayer and passed unanimously.

PUBLIC

W. Shepeluk informed the Board that the Railroad Bridge art installation has been rescheduled for Sunday September 9th between the hours of 7:00am and 3:00pm.

PRESENTATION OF DRAFT #2 OF THE MUNICIPAL PLAN UPDATE BY THE PLANNING COMMISSION

K. Belliveau stated that the Planning Commission has been working on draft #2 of the Municipal Plan update. The goal was to not reinvent the wheel in this update. The primary intent was to update two new required elements; the first being forest fragmentation and the second energy planning.

There were several public meetings as part of the process and some changes were made based on public comment. Any references to Waterbury Village were reworked.

S. Lotspeich distributed a timeline. The goal of this presentation is for the Select Board to set public hearing dates. He explained that the CVRPC helped with the forest fragmentation and energy plan sections. S. Lotspeich brought the Board's attention to draft Appendix B that described the energy plan for the Town of Waterbury. He then reviewed the Appendix in some detail.

S. Lotspeich discussed the forest fragmentation issue. Municipal Plans are required to address this issue and attempt to minimize fragmentation. He drew the Boards attention to a map in the Draft Municipal Plan entitled Forest Resources and Connectivity Map 2-5.

K. Belliveau stated that there is an analysis of energy usage at the regional and local level, and that the plan has to show there is sufficient land area to site facilities and meet the energy goals. S. Lotspeich stated that there is a benefit to having a local plan. W. Shepeluk stated that here is no mandate that municipalities generate electricity and the plan cannot be used to prohibit facilities. The Town can encourage electric vehicle charging stations and other ways to encourage renewable energy.

The plan must be reapproved by December 9th, and the timeline will get to that goal. The Select Board will need to warn a public hearing at their meeting on October 15th, and a second public hearing on December 3rd. The plan has to ultimately be approved by the Central Vermont Regional Planning Commission.

M. Metayer made a motion to warn a public hearing at 7:00pm on October 15th to receive public comment on Draft #2 of the Municipal Plan Update. The motion was seconded by M. Frier and passed unanimously.

P. H. Flanders called the meeting of the Edward Farrer Utility District to order at 8:00pm.

UPDATE ON 51 SOUTH MAIN STREET OPTIONS WITH THE EDWARD FARRAR UTILITY DISTRICT

C. Parks, L. Sayah and P. H. Flanders were present to discuss options on 51 South Main Street. P. H. Flanders stated that the Utility Commissioners warned a separate meeting for this evening specifically to discuss this agenda item.

At a previous meeting, a discussion was held about subdividing the property and keeping a portion for parking. W. Shepeluk distributed a survey of the property. S. Lotspeich drafted a couple of scenarios for the subdivision of the property, retaining either .3 acres or .22 acres for parking. W. Shepeluk worked with Dan Sweet to put value on the parcels. The .3 acres could handle about 30 parking spaces, with the .22 acres handling approximately 20. There would need to be an easement through the property to get to the parking lot.

The Commissioners will go out with an RFP with this proposal to subdivide the lot and wanted to bring it to the Select Board's attention. W. Shepeluk distributed information as to what the Trustees previously did with regard to the Elm Street Lot. The Trustees spent about \$14,000 per space about 18 years ago.

M. Frier suggested that the public parking be more visible on the front lot, and that building could occur on the back lot. J. Brown stated it would be more attractive to a developer to use the front portion of the property in terms of curbside appeal.

The meeting of the Utility District adjourned at 8:30pm.

DISCUSSION OF TD BANK PROPERTY AND PARKING

P. H. Flanders stated that the TD Bank Parking lot is well used and often has more cars in it than parking spaces. If that parking is lost, the businesses will suffer. P. H. Flanders suggested that the Select Board should start discussions with the prospective owner about after hours parking. The Board should also follow up with the Northfield Savings bank.

A. Johnson stated that the property is in the process of being sold and may close by the end of the month. The owner may lease the property. A. Johnson indicated that the prospective owner will be hesitant to commit to parking considerations without knowing who the tenants will be.

M. Frier stated that the Select Board needs to figure out the parking situation in the downtown. The growth of the downtown is increasing, and a lot of private parking is used for the businesses. He suggested conversations about the Town leasing private parking lots.

C. Viens expressed concern that if the Town purchases 51 South Main for use, in part, for parking other businesses would not be afforded the same luxury.

MANAGER'S ITEMS

Status Report on Highway and Recreation Department Projects

W. Shepeluk distributed a summary of the highway activity for the summer and gave some detail (see attached).

M. Frier stated that the Board should consider making an offer on 51 South Main Street. It could then be sold to a developer. He wants to get the project moving along. He feels it is the least expensive way

to develop the property and provide for some parking, and the Town can recoup its investment. A lengthy discussion followed.

Main Street Traffic Signal Maintenance Agreement

W. Shepeluk presented the Main Street Traffic Signal Maintenance Agreement in relation to the Main Street reconstruction project slated for next year. Through the contract, the State will oversee the installation of a number of traffic signal devices and signs along the corridor of the project. The Town will then maintain the signs upon completion of the project. N. Fish made a motion to authorize the Municipal Manager to sign the agreement. The motion was seconded by M. Metayer and passed unanimously.

There being no further Select Board business, the meeting adjourned at 9:45pm.

Respectfully submitted,

C. Lawrence, Town Clerk

Approved on: September 17, 2018