

Meeting of the Waterbury Select Board
March 1, 2021
28 North Main Street
Minutes

Present: C. Viens, M. Bard, N. Fish, K. Martin, M. Frier, Select Board; W. Shepeluk, Municipal Manager; S. Lotspeich, Planner; K. Petrovic, Secretary.

Public: Emmett Gartner, Waterbury Roundabout; ORCA Media; Dani Kehlmann; Dana Allen Michael Roche, Mary Koen, Harry Shepard

The meeting was called to order at 5:45 p.m.

APPROVE AGENDA

M. Bard made a motion to approve the agenda. N. Fish seconded the motion; a vote was held and passed unanimously.

CONSENT AGENDA ITEMS

N. Fish made a motion to approve the consent agenda items including the minutes of the February 22nd and 23rd meeting, and liquor licenses for Vitality Mart and ZenBarn. The motion was seconded by M. Bard and passed unanimously

PUBLIC

M. Roche requested consideration of the Select Board to expedite the zoning By Laws governing the Route 100 corridor upon completion of the Downtown District being addressed on tonight's agenda. Discussion followed regarding interpretation of the current Zoning Ordinance and how it pertains to the Route 100 District as well as how the Green Mountain Byway may impact the By Laws.

SELECT BOARD ITEMS

Review of Current Zoning Bylaws and Proposed Interim Zoning Bylaws for the Downtown

S. Lotspeich addressed the Board hoping to obtain confirmation from them that his efforts are headed in the right direction in drafting Interim Zoning Bylaws specific to the Downtown District. Concerns from the Select Board include "spot zoning" and the timeline to warn public forums to adopt new Zoning Regulations. Suggestion was made in order to expedite change to have the Planning Commission draft Bylaws to their liking that the Select Board can then consider adopting as Interim Bylaws until the public hearings can be scheduled and performed. M. Bard expressed he is reluctant to adopt Interim Bylaws at this time because he feels the communication between the boards needs to improve first. Some points the Select Board would like to revisit are an increase to the square footage permitted on conditional use on the use table, maximum building footprint; consideration of the home occupation size limits, allowances for curbside service and a clear path for properties with accessory dwelling units to multi family. The Board agreed not to address parking or the historical district in the interim bylaws but making sure consideration and conversations take place for these subjects for the Zoning Bylaws. Board members agree to send any comments, concerns or ideas regarding the Interim Bylaws to W. Shepeluk individually and allow him to draft a single document for consideration with the Planning Commissioner's at a future meeting.

C. Viens made a motion to adjourn. N. Fish seconded; a vote was held and passed unanimously.

Respectfully submitted,

Karen Petrovic, Secretary

Approved on: March 15, 2021