

**Waterbury Village Board of Trustees Meeting
Main Street Fire Station
November 12, 2014**

Attendees: P. Howard Flanders, Village President; Lawrence Sayah and Natalie Howell-Sherman, Trustees; William Shepeluk, Municipal Manager; Steve Lotspeich, Community Planner; Anne Imhoff, ORCA Media; and Denise McCarty, Board Secretary.

Public: Everett Coffey

Opening and Call to Order

P. Howard Flanders called the meeting to order at 7:00 pm.

Approve Agenda/Consider Modifications

The agenda was approved as presented.

Consider Loan Documents for Grant Anticipation for Wastewater Upgrade

The Municipal Manager explained the reason for the loan documents. The loan would be for \$355,000 for the wastewater upgrade. The interest rate on the loan is 1.2 percent and the loan is through May 2015. The project should be completed by then but if needed, it could be extended. **N. Howell Sherman made a motion to approve the grant anticipation note in the amount of \$355,000 with an interest rate of 1.2 percent at the People's Bank in anticipation of the phosphorus upgrade project. L. Sayah seconded the motion. The motion was voted on and passed unanimously.**

Consideration of Minutes

N. Howell Sherman made a motion to approve the October 22nd Village Trustees meeting minutes and the November 3rd Joint Meeting with the Select Board as presented. L. Sayah seconded the motion. The motion was voted on and passed unanimously.

Discussion of Any Concerns with AOT Presentation on Main Street Reconstruction

The Municipal Manager summarized what the process would be after the right of way plans were completed. Discussion followed. No action was taken at this time.

Review Goals of Town Plan and Discussion of Pro and Cons of Possible Density Change in the Down Town District and Other Possible Options for Concern over Decline In Grant List

S. Lotspeich discussed the idea of increasing the density of multi-family housing in downtown Waterbury. At the request of P. H. Flanders, S. Lotspeich put together a list of pros and cons for increasing multi-family density to present at tonight's meeting.

Pros for increasing multi-family density

- 1) May help create more options for affordable housing/apartments
- 2) May help make properties more attractive financially to develop and re-develop
- 3) May help boost the overall value of the Village's Grand List and may help lower the Village tax rate
- 4) May contribute to livable downtown by adding more opportunities for affordable apartments
- 5) May assist in meeting the Municipal Plan Housing Goals and Objectives regarding density

Cons for increasing multi-family density

- 1) Housing market may get saturated with new units
- 2) May be more difficult to meet the design criteria in the zoning regulations due to the size and bulk of buildings
- 3) May create pressure to demolish historic buildings to construct new buildings to have more dwelling units on a given sight
- 4) Depending on design, the resulting residential development may detract from the traditional "Village ambiance"

In addition, it is difficult to regulate how many beds are in an apartment. Some people put beds in dens, studies, dining rooms, etc. unless there is a specific stipulation that would deter that from happening. N. Howell Sherman asked for clarity on the three different zones within the downtown district. It was asked if increasing the grand list would help to offset the expense of the flood plain. S. Lotspeich will research in more detail what the dwelling units are per acre and give examples, indicating maximum floor area.

Consider Final Version of Vendor Ordinance and Set Date for Public Meeting

P. Howard Flanders and N. Howell-Sherman spoke with some of the business owners about the proposed revisions to the vendor ordinance and they felt that the 100 foot distance from an open restaurant was appropriate as well as the restriction on the use of generators by vendors. Other revisions discussed included a single event fee of \$25 for three consecutive days, a vendor fee increase of \$65 for 30 consecutive days from the date of the issued permit, vendors who participate at the Farmer's Market do not need to get an additional permit for vending while working during the Farmer's Market, and vendors must comply with the parking ordinance. **N. Howell-Sherman made a motion to authorize the Municipal Manager to draft the ordinance with the discussed changes and have the public invited for comment at the December 10th Trustees Meeting. L. Sayah seconded the motion. The motion was voted on and passed unanimously.**

Comments on Draft Personnel Policy

The Municipal Manager suggested that it should be added that all employees should have performance evaluations including his position.

Update on Possible Trustee Hearing in Hubacz Lawsuit Case

P. Howard Flanders and W. Shepeluk discussed updates on the Hubacz lawsuit. No action was taken at this time.

Update on Halloween Activity and Recent Burglaries

L. Sayah gave an update on the Halloween activity in the Village and the positive interaction that the Waterbury Police Department had with the public. There was no destruction or vandalism that L. Sayah was aware of. Also discussed were the two recent burglaries in town.

Discussion of Budget Goals for 2015

The Village's budget is primarily the Police Budget. W. Shepeluk gave some brief comments on items impacting the budget. W. Shepeluk handed out the 2013 Audit prepared by Bill Yacavoni to the Trustees. The Municipal Manager suggested that Bill Yacavoni attend a future meeting to discuss the audit information.

Executive Session

At 8:30 pm, N. Howell Sherman made a motion to enter into Executive Session for purposes of discussing the Police Union Contract negotiations. The motion was seconded by L. Sayah and passed unanimously.

The Board exited Executive Session at 9:50pm, with no action taken.

Adjourn

N. Howell Sherman made a motion to adjourn the meeting at 9:50 pm. L. Sayah seconded the motion. The motion was voted on and passed unanimously.

Respectfully submitted,

Denise McCarty
Board Secretary

Approved on: Dec 1, 2014

P. Howard Flanders
P. Howard Flanders

Natalie Howell-Sherman
Natalie Howell-Sherman

Lawrence Sayah
Lawrence Sayah