

Waterbury Housing Task Force
Thursday, August 21, 2025 6:00 pm - 8:00 pm
Steele Community Room and via ZOOM

Attendees: Chris Balzano, Alyssa Johnson, Skip Flanders, Joe Camaratta, Billy Vigdor, Chris Balzano, Em Lawson

Absent: Eliza Novick-Smith, Jess Neubult

Meeting Commenced at 6:01pm

- Em Lawson makes a motion to skip the September meeting as Joe had mentioned that he will not be available and many other housing task force members will also not be available. Chris seconded the motion.
- Joe mentioned that the minutes did not have an up to date list of individuals. The task force updated the minutes. Owen Sette-Ducati moved to approve the minutes, Em Lawson seconded.

6:07pm

- Joe provided an update on the Waterbury Housing Improvement Program. Joe mentioned that he has been advocating to Tom Leitz (municipal manager) to ensure that the program is up to date with the E911 problem. Tom stated that it was a top priority for him.
- Joe stated that program start was supposed to happen after the state exhausted potential VHIP funds, and asked if there would be issues with the Select Board budget given it was allocated for FY2025 not FY2026.
- Billy Vigdor asked if non-used funds would need to be reapproved for use. Billy asked for further clarification on if we had to spend it before town meeting day or if the funds could be rolled over
- Joe Camaratta stated that we should wait until the October meeting after we get further clarification from Tom to discuss the allocation of funds.

6:13pm

- Joe Camaratta brought up the Stanley Wasson parcel and the role of the housing task force in regards to that. Billy Vigdor stated that we are an advisory body and we should exist in that capacity regarding the RFQ. Joe stated that while that is true, we often advocate for affordability within town projects.
- Chris stated he thinks he should have as much involvement as they'll let us have.
- Em Lawson stated that there was some confusion regarding the high limit for the site, as the RFQ says both 50' and 60'. Billy Vigdor mentioned there's some confusion as to what the site is zoned for, and Chris Balzano said it was likely 60' as that's in-line with the actual zoning ordinances.

6:20pm

- The next topic of discussion is the planWTB housing categories. Joe Camaratta stated that there is some topic of discussion regarding public input and how well aspiration goals and strategies adhere to public input on the topic.
 - Aspirations

- Largely the same aspirations that exist in the current plan. Joe Camaratta stated that he added “life stages” to the initial aspiration regarding income levels and affordability.
- Joe also added historic character to the second aspiration regarding neighborhood integrity.
- Alyssa Johnson stated that we could nix the increasing density portion from a readability standpoint and stated that was implied.
- Increasing density as needed was brought up as a point within the aspirations portion of the language. Joe mentioned that normally when you increase density your goal is to minimize the sprawl while respecting the character of the environment. Billy Vigdor mentioned that adhering to smart growth principles might be smart language and Joe Camaratta mentioned that it would not be particularly readable to the general public.
- Alyssa and Billy both brought up the variety of housing stock available might be a helpful aspiration to have, Chris stated that the former two aspirations probably cover this initiative.

6:34pm

- Joe Camaratta brought up the goals portion of the planWTB plan which states that population growth should inform household growth and sets a goal for household growth in the area. Skip Flanders asked if the 36 units could be all apartments or if they could be all houses.
- Joe Camaratta stated that the housing mix right now is about 70% single family homes and 30% apartments, and that you could have a goal that changes that.
- What CVRPC is doing is saying it’s not necessarily just trickle-down, but a variety of factors that impact the growth in the area.
- Billy Vigdor asked if we would accept the rehab of a unit as additional units in making their way towards this goal. Joe Camaratta stated it’s if they are a unit that has been offline that gets rehabbed, that that would be considered a new unit.
- Alyssa Johnson asked if the owner-occupied and renter-occupied housing stock were separate metrics between the two items.
- Chris mentioned if we achieve goal one but not necessarily make it on goal two, that’s still a win.
- Joe Camaratta stated that we will revisit the number based off of CVRPC’s recommendations.
 - Recognize that a different set of zoning requirements to potentially encourage growth in near the village center and potentially implement the NDA.
- The neighborhood development area portion of the goals section underwent significant discussion regarding the goals for the Neighborhood Development Area (NDA) to encourage development in Waterbury Center. Due to additional requirements for NDA’s it was decided to make the goal more vague in order to focus primarily on infrastructure and revised zoning bylaws.
 - The group is interested in utilizing zoning and planning bylaws to incentivize development and explore the expansion of infrastructure to encourage development.

7:13pm

- Discussion of the strategies portion of the planWTB for the planning commission
 - There was some adjustment to the language regarding small-scale infill development
 - Joe Camaratta mentioned it was primarily building expertise and skills and that it covers that fairly well
 - Some discussion on vacant spaces for mid-sized and large-scale housing projects in the area

7:40pm

- Discussion of strategies regarding items. Input occurred. Discussion of sewer/water infrastructure development was adjusted to ensure it ends up being a discussion of feasibility, after some discussion from Skip Flanders regarding how exactly sewer infrastructure expands.

Meeting Adjourned 7:55pm