

Waterbury Housing Task Force

Thursday, December 18, 2025 | 6:00-8:00 pm

VIA ZOOM

PRESENT: Joe Camaratta, Sandy Sabin, SKip Flanders, Eliza Novick-Smith, Chris Balzano, Billy Vigdor

NOT PRESENT:

AGENDA

6:00 Review agenda and approval of November minutes

Agenda and minutes approved by unanimous vote without amendment.

6:05 Housing-related updates

Chair Camaratta leads discussion:

Woody Avenue funding. Attended Planning Commission, highlighted urgency of housing development. Major questions in the details of where new housing will be. Review of permitting data does not align with housing development goals--and permitting numbers drop precipitously in 2025. Collaborating with D. Allen to create database and map of where new development is happening. Will continue to collect data, hypothesis that new building is at high end of the market, not addressing workforce and affordable housing. Discussed importance of nuance in communication about development--high end development has local impact, but does not expand availability of workforce housing.

6:20 Review of 2026 proposed objectives

Reference Objectives sent to PC.

Chair Camaratta leads discussion:

Discuss resource database for development process. Discuss identifying and prioritizing list of infill opportunities. Questions about how we landed on mid-scale multi-family development. B. Vigdor flags that under existing zoning rules, the universe of multi-family opportunities may be quite limited. C. Balzano and

Vigdor endorse modifying focus to housing development generally. Group agrees. Discuss water and sewer limitations. Discuss ongoing advice to Select Board.

Group does not offer additional edits, to be reviewed at January meeting.

B. Vidgor addresses how we think about implications on population growth. Discuss how to maintain affordability for existing residents as growth happens. Discuss how town can try to be in control of growth.

6:52 - Adjourn