

**WATERBURY PLANNING COMMISSION  
MEETING  
Wednesday, February 16, 2011  
Approved Minutes**

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Members: Darren Higgins, Chair; Craig McKenzie; Kane Smart; Jason Wulff; Jeff Whalen; Joel Baker; Rebecca Washburn  
Staff: Stephen Lotspeich, Alena Schnarr, Patti Spence  
Public: Bill Kernan, Pam Kernan, Al Lewis, Lefty Sayah, Paul Comey, David Luce

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Darren Higgins opened the meeting at 7:05 p.m.

**REVIEW MINUTES**

The minutes of February 2, 2011, were reviewed.

**MOTION**

Joel Baker moved and Kane Smart seconded the motion to approve the minutes of February 2, 2011, as amended.

**VOTE**

The motion passed unanimously.

**APP. NO. 03-11-V , Village of Waterbury, Rotary Club of Waterbury**

At 7:15 p.m. Darren Higgins opened the site plan review app. 03-11-V for construction of a patio on the west side of Rusty Parker Park off Rotarian Place and Park Row.

Al Lewis, Waterbury Rotary Club, and Paul Comey, GMCR, were sworn in. Al Lewis presented the project.

The following testimony was offered.

1. The area is an area where it is hard to grow grass.
2. A patio would make an area for picnicking and would enhance the use of the area.
3. The pervious pavers will allow for drainage through and under the patio.
4. No additional lighting will be needed.
5. Only the topsoil will be disturbed – it will be built up not built down.
6. Steve Lotspeich went on a site walk and expressed a concern regarding the tree roots. This can be addressed by building up the area rather than excavating.
7. Paul Comey, GMCR, indicated that GMCR fully supports the project.
8. The Village of Waterbury Trustees have discussed the project and are in favor of the project.

The public portion of the testimony was closed at 7:55 pm.

**EXHIBITS:**

- Exhibit A Zoning Permit Application
- Exhibit B Overall site Plan dated 1-5-11
- Exhibit C Patio Layout Plan and Details dated 12-28-10
- Exhibit D Photo of Site
- Exhibit E Examples of Pavers
- Exhibit F Notice Sent to Adjacent Landowners dated 2-2-11

**FINDINGS OF FACT:**

This project is a pervious paver patio on the west side of Rusty Parker Park off Rotarian Place and Park Row. Rusty Parker Park is located in the Downtown Design Overlay Review District.

The patio will be 1,275 sq. ft. as shown on Exhibit C, Patio Layout Plan and Details. Handicap access to the patio will be via the existing concrete sidewalk from Rotarian Pl. to the rear of the existing amphitheater building. The patio will incorporate a connection to the existing bike rack. The patio will include three pads with benches and will have approximately six picnic tables anchored to the pavers. The pavers will be an earthtone color and will be set in a minimum 6" depth of setting sand. The edge of the patio will be flush with the surrounding grass area to facilitate easy pedestrian access from all sides.

There will be no additional exterior lights installed in conjunction with the construction of the patio. No changes to the existing amphitheater building and gazebo are proposed.

**Conclusion:**

The Planning Commission finds that all applicable site plan and design review criteria are met.

**MOTION**

Joel Baker moved and Craig McKenzie seconded the motion to approve application 03-11-V Village of Waterbury, Rotary Club of Waterbury for the construction of a pervious paver patio on the west side of Rusty Parker Park with the following conditions:

1. *This permit is granted on the condition that the applicant complete the project consistent with the Commission's findings and conclusions and the approved plans and exhibits.*
2. *Any lights on the interior of the building that are designed or directed so as to increase the amount of light outside of the building require a revision of the site plan.*

The motion passed unanimously.

**PLANNER'S REPORT**

Steve Lotspeich attended a Local Government Day at the State House. Four girl's teams from Harwood were honored for their State Championship teams.

## **FLOOD HAZARD AREA REGULATIONS**

Since the last meeting regarding this topic:

1. Language was added under "farm structures" and the State statute was reviewed relative to this.
2. Changes were made in Table 3 relative to "substantial improvements," and will be changed throughout.

Next steps:

1. Search and change the agricultural changes.
2. Search and change the references to "improvement."
3. Approve the draft.
4. Meet with the Selectboard and Trustees next Wednesday, February 23<sup>rd</sup>.

## **MOTION**

Jeff Whalen moved and Kane Smart seconded the motion to approve the draft FHA regulations, version 2, dated February 16, 2011 and to transmit this draft to the Village Trustees and Town Selectboard for their review.

## **VOTE**

Passed with six in favor and Joel Baker opposed.

## **ZONING ADMINISTRATOR'S REPORT**

Presented and discussed.

<u>PERMIT #</u>	<u>APPLICANT/Owner</u>	<u>Location &amp; Project</u>	<u>ACTION/Resolutio</u>	<u>NOTES</u>
<b>VILLAGE</b>				
01.11.V	Sparks Holding LLC/Kingsbury	Perry Hill [Boundary Line Adjust]	Approved	Plat not recorded, applicant re-applied
02.11.V	Willard, Malcom/Karen Anderson	38 N. Main [Animal Vet Use]	Approved	
03.11.V	Rotary/Village of Waterbury	Rusty Parker Park [Patio]	Refer to PC	
04.11.V	Pilgrim Partnership	Demeritt Place [Fill in Floodplain]	Refer to ZBA	
<b>TOWN</b>				
<b>70-10-T</b>	Reed, Paul	5950 W-Stowe Rd [Wood Shed]	Denied	Variance not granted
74-10-T	Lisle, Scott	50 Appletree Lane [Variance for Shed]	Approved	
01.11.T	Grenier, Dave & Nora & Nickerson, Jack & Roselle	Bear Creek Lane [Boundary Line Adjustment]	Approved	
02.11.T	Rand, Kevin	160 Lonesome Trail [Remove Unit from Multi-family Housing]	Approved	
03.11.T	Reed, Paul	32 Ruby Raymond Rd [Multi-Family]	Approved	
04.11.T	Devito, John	1971 Guptil Rd [Establish Use: Art Gallery]	Refer to PC & ZBA	
05.11.T	Town of Waterbury	Off US Route 2/Farr Rd [New Road]	Refer to ZBA	

**ENFORCEMENT**

<u>Action</u>	<u>Name</u>	<u>Location/Description</u>	<u>Resolution</u>
Site Visit	Thomas Amatulli	1024 Waterbury-Stowe Rd [New Sign/Lights/Sandwich Boards]	Pending
Letter	Neville, John	145 Loomis Hill [Addition not permitted]	Pending
Conversation	Pilgrim Partnership	Demeritt Place [Fill in Floodplain]	Application submitted
Letter	Woodard, George	Loomis Hill [Ag Structures-- no permit]	Permit

**COMMUNICATION AND OUTREACH**

This will be further discussed at the joint meeting with the Select Board and Trustees on February 23<sup>rd</sup>.

**ADJOURNMENT**

Meeting adjourned at 9:30 p.m.

Respectfully Submitted,



Patti Spence  
Secretary

**\*\*THESE MINUTES WERE APPROVED ON 3-16-11 \*\***