

**WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, May 14, 2012**

Members present: Kane Smart, Chair; Rebecca Washburn; Jason Wulff;
Staff present: Stephen Lotspeich, Patti Spence
Public: Patrick Flood, Mike Kuhn

Kane Smart, Chair, convened the meeting at 7:15 p.m.

MINUTES

The minutes of April 23, 2012 are pending approval due to lack of a quorum.

REQUEST TO CONSIDER AMENDING A ZONING REGULATION IN WATERBURY CENTER.

Discuss Amending the Zoning Regulations to allow the Gasoline Station use in a portion of the Route 100 Zoning District south of Waterbury Center village. The individual interested in the site, Mark Thibault, was not able to attend. S. Lotspeich reviewed the site location. Gasoline stations are not allowed in this Route 100 Zoning District. The existing station which is nearby is a non-conforming use.

The interested party could petition for a zoning change in use with 5% of the voters supporting it.

The Planning Commissioner's did not see any reason to consider amending the zoning regulations with a change in use to allow a gasoline station/convenience store at this location due to lack of any compelling reasons to do so. Traffic flow at the site is also a concern. A convenience store without gasoline pumps could be considered as that is retail use.

The Planning Commission did think that it would be a good idea to review the growth center boundary for Waterbury Center village to consider expanding the area in the future. The uses in the growth center would be reviewed as part of that process. This could be done in conjunction with revising the Land Use Chapter in the Municipal Plan.

REQUEST TO CONSIDER AMENDING THE ZONING REGULATIONS IN THE INDUSTRIAL ZONING DISTRICT ON US ROUTE 2 IN WATERBURY

A request is being made to amend the zoning regulations on U.S. Route 2/Bolton Road to allow a secure residential mental health facility in the Industrial Zoning District.

Zoning for a mental health care facility could be for a nursing/community care home use. Eight or fewer residents would qualify as a single family residence use of property. Hospital/clinic use could apply to this use but the facility isn't really a hospital or a clinic. Residential uses and hospitals/clinics are not allowed in the Industrial Zoning District. Governmental use is allowed in the Industrial Zoning District and that is another option for how to categorize this use.

There is currently an "urgent" need for an acute treatment facility for seven people, all of whom were previously residents at the Waterbury State Hospital. A secure residential treatment center is not available and 4 of the patients are now in the Springfield prison; plus there are a handful that are in secure hospital wards. A suitable long-term facility is still being sought.

In a therapeutic mental health facility, residents would be there for a period of time, not permanently. This is described as a treatment center, not residential. There would be 30-40 staff that would operate 24 hours per day and seven days per week. These are likely to be staff who had previously worked at the State Mental Hospital in Waterbury prior to the flood.

The three-acre parcel that is being considered is the site of the current flea market on U.S. Route 2/Bolton Rd. and is zoned Industrial. The three-acre parcel would be purchased by the state. A discussion ensued relative to how a use of this type would be categorized and how it would fit when the surrounding use is industrial.

Any zoning changes could be done on an interim basis. One of the construction options being considered is modular construction which would result in a building that could be moved to a different site at a later date. The need is immediate but an interim situation is agreeable because it is a constantly changing program due to all of the displacement of State Hospital patients and employees after the flood of August 28, 2011.

The options that were discussed include reconsidering the allowed uses in this district. One option is to consider a mixed-use overlay or adding uses to the industrial zoning district. This could include making it an allowed use on an interim basis.

These three options were discussed:

1. Permit the project as a Governmental use that is currently allowed in the Industrial Zoning District.
2. Permit the project as a Hospital/Clinic use. This option requires amending the zoning regulations and would require public hearings by the Planning Commission and Select Board.
3. Permit the project under Interim zoning. The Select Board must approve after holding a required public hearing.

Security issues were raised. Aesthetics, landscaping and traffic were discussed.

Next step: Review the options with the Development Review Board (DRB) chair.

MUNICIPAL PLAN RE-WRITE

Kane distributed a table with the chapters and stakeholders.

Board members will review and give input prior to the next meeting.

The Commission reviewed the qualifications for potential consultants for handling the revision to the statistics and carrying out a community survey for the Municipal Plan.

S. Lotspeich agreed to follow through with one of the consultant firms to determine availability.

NEXT MEETING: Tuesday, May 29th (due to May 28th being Memorial Day)

SPECIAL MEETING: June 11th, public meeting re: Proposed Amendments to Zoning Bylaws: Draft of Alternative 3A

ACTION ITEMS:

ITEM		
3/12: Business survey	J Wulff will compile the responses in a Word document	J Wulff
3/26: Advertise open PC positions	Exit 10 and Front Porch Forum	C McKenzie
3/26: Post RFQ's for Municipal Plan community survey and statistical update Consultants	Have submittals reviewed for 1st meeting in May with possible interviews	S Lotspeich

ADJOURNMENT:

The meeting was adjourned at 9:30 p.m.

Respectfully submitted:


Patti Spence
Secretary

*These minutes were approved on June 11, 2012 *