

**WATERBURY PLANNING COMMISSION
MEETING
APPROVED MINUTES
Monday, June 25, 2012**

Members present: Kane Smart, Chair; Rebecca Washburn; Jason Wulff
Staff present: Stephen Lotspeich, Patti Spence
Guest: Brandy Saxton, Consultant

Kane Smart, Chair, convened the meeting at 7:05 p.m.

MUNICIPAL PLAN RE-WRITE

Brandy Saxton of Place Sense was introduced. Brandy has been selected by the Planning Commission to carry out a community survey and to work with the Commission on the re-write of the Municipal Plan, including updating the statistics in the plan. The goal at this meeting is to identify priority topics for Brandy to review.

RE: Community survey

- Identify important natural resources and historic sites.
- Identify what resources are worth protecting.
- Identify historic sites worth protecting through zoning
- Growth zones - identify zones that are or could be those areas identified (reference - Q 3, 4 & 5 on prior survey - and be more specific on geography)
- Address contribution of recreation to the local economy
- The categories in the responses were discussed including ranking, prioritizing vs. agreeing or disagreeing
- Create a follow up question re. Town - Village merger (review the merger survey - how would this go beyond what that survey addressed).
- What could be done to integrate and connect various areas of the town - pedestrian traffic, traffic flow, local connectivity
- Would you like to see a connector trail from points x to z
- Where are the most important areas to improve pedestrian traffic?
- Address alternatives to replace the economic role lost by the State office complex downsizing.
- What types of small businesses should we encourage to come to Waterbury?
- What incentives would you be willing to use to encourage new businesses to establish in town?
- What are the barriers to economic growth?
- Would you support wind energy resources?
- Housing needs – we should reference the draft of the CVCLT housing needs study that will be completed in July.
- Consider communities we might want to compare ourselves to or to use for comparative

- data and planning issues such as Hinesburg.
- CVRPC targets for the housing section need to be addressed.

Brandy Saxton will come back for the July 23rd meeting with a draft of questions for the survey for the Planning Commission to review.

Other discussion regarding the Municipal Plan:

1. Historic sites/structures; the Plan should identify non-registered historic sites that we still want to protect. The Certified Local Government Program was discussed. This program is state supported with grants available to conduct an historic sites inventory or survey. This type of inventory/survey could be a goal in the Municipal Plan.
2. The Plan should list specific natural resources that should be protected.
3. Scenic roads should be included in the Plan as a resource to protect.

DRAFT AMENDMENTS TO THE WATERBURY ZONING REGULATIONS

The following topics related to the draft Zoning Amendments were discussed:

1. The definition of historic sites / historic structures and how the zoning regs define this resource was discussed, as well as how they are also defined or referenced in the municipal plan
2. Undue adverse impact was discussed relative to Jeff Kilgore's comments at the public meeting; Kane said that the court case's relate undue adverse impact to aesthetics. It was pointed out that the term is defined more broadly in our regulations and the definition may need to be reviewed. Steve suggested adding to the definition. Kane will draft suggested edits.
3. The review of boundary line adjustments was discussed. It was agreed to rework the language within section 1203 and make boundary line adjustment its own section

MINUTES

The minutes of June 11, 2012 were reviewed.

MOTION:

Jason Wulff moved and Rebecca Washburn seconded the motion to approve the Planning Commission minutes of June 11, 2012, as amended.

VOTE: Passed unanimously.

PLANNER'S REPORT

Staff have interviewed an applicant for a VISTA position with the municipality to work on project development and grant writing related to the flood recovery effort.

ACTION ITEMS:

ITEM		
06/11/12	Town Plan work tasks.	
06/11/12	Discuss parking requirements - waiver	
06/25/12	Zoning amendments: - undue adverse impact - boundary line adjustments - historic site (definition)	Next meeting

ADJOURNMENT:

The meeting was adjourned at 9:45 p.m.

Respectfully submitted:

Patti Spence TH
Patti Spence
Secretary

*These minutes were approved on July 9, 2012 *