

**WATERBURY PLANNING COMMISSION
MEETING
APPROVED MINUTES
Monday, July 9, 2012**

Members present: Kane Smart, Chair; Rebecca Washburn; Jason Wulff; Ken Belliveau
Staff present: Stephen Lotspeich, Patti Spence
Guests: Rebecca Ellis, Selectboard; Lefty Sayah, Trustee; Jeanne Kirby, Revitalizing Waterbury

Kane Smart, Chair, convened the meeting at 7:02 p.m.

STATE OFFICE COMPLEX – POSSIBLE ZONING AMENDMENTS

Discussed several groups that have expressed interested in developing sites at the State complex that the State does not want to retain. The specific buildings and areas of the complex have been identified were discussed. An overview was given by Rebecca Ellis so that the Planning Commission members could understand what zoning issues may come in to consideration.

DRAFT AMENDMENTS TO THE WATERBURY ZONING REGULATIONS

Kane distributed the current blue-lined copy of the draft amendments including one version with all changes from our current Zoning Regulations and one version with just the changes that were made after the public meeting held on June 11th.

Undue adverse impact on historic sites was discussed and it was noted that we do not have a definition for historic sites. Could add to definition for "Historic structure" and change to "Historic structures and sites ..." The definition could reference the list that is part of the Town Plan. Or we could create a list of specific sites with a new survey of historic sites/buildings.

Discussed natural resources and how to identify and define and how to arrive at a list. Steve suggests focuses on 5 items: prime agricultural soil/soils of statewide significance; deer over-wintering habitat; wetlands (further define); streams; and unique or fragile resources.

It was agreed to look for words in the draft that need definition and write those definitions prior to the next Planning Commission meeting.

Concerning Sub-sections 1202; 1202(d); 1202(a)(4) - Ken Belliveau agreed to work on the rewrite and wording for these sub-sections.

It was agreed that the goal is to have the draft complete and approve it at the next meeting so that it can be subsequently warned for a Planning Commission public hearing.

MUNICIPAL PLAN RE-WRITE

Brandy Saxton will be here at the next meeting having put together her thoughts and recommendations on the community survey.

It was agreed to make sure to include seeking Certified Local Government (CLG) status as an action item in the Plan to be completed. This will give the municipality access to funding to help with a new survey of historic sites and buildings.

MINUTES

The minutes of June 25, 2012 were reviewed.

MOTION:

Jason Wulff moved and Rebecca Washburn seconded the motion to approve the Planning Commission minutes of June 25, 2012, as amended.

VOTE: The motion passed with one abstention.

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 ^{STH}

Patti Spence
Secretary

*These minutes were approved on July 23, 2012 *