

**WATERBURY PLANNING COMMISSION  
MEETING  
APPROVED MINUTES  
Monday, August 27, 2012**

Members present: Kane Smart, Chair; Rebecca Washburn; Jason Wulff; Ken Belliveau  
Staff present: Patti Spence  
Guest: Brandy Saxton  
Public: Kathy Grace; Roger Frasier; Conservation Commissioners - Allan Thompson

**MUNICIPAL PLAN RE-WRITE**

1. Community Survey -

Brandy Saxton was present and the 8/27/12 draft Community Survey was reviewed for final changes.

Distribution: Brandy will discuss with S. Lotspeich how the survey will be mailed and the return by mail mechanism.

On-line distribution will have two website addresses; one can be used by individuals who received the printed version and it will be evident that they are part of that group. The other will be for any other residents who hear about and want to take the survey. It will be determined after the data is reviewed if the two groups will/can be merged.

At the September 24th meeting we should plan to review chapters from the Municipal Plan and be ready to discuss with Brandy specific needs for statistics.

2. Status on re-write.

Continue to focus on assigned sections. Email Brandy with any questions you may have.

**DRAFT ZONING AMENDMENTS**

1. Visual screening language - K. Belliveau still working on this item.

2. Guests from the Conservation Commission were present to discuss items in the subdivision regulations specific to identifying natural resources. The request to add the following to the regulations:

Productive forest soils.

Critical wildlife habitat.

Define "irreplaceable" or replace that reference.

Replace resource professional with "natural communities"

It was discussed and agreed to invite the Conservation Commission to present their request at the public hearing.

## **OTHER BUSINESS**

1. Determine ways to distribute the PC agenda more widely. See if it can be posted the same way the Selectboard agenda is posted.
2. Waterbury Record - Invite Christine Fountain, Waterbury Record, to the September 10th meeting.
3. Zoning density - relative to guest at Sept. 10th meeting proposing affordable housing at the State complex property.  
Steve to provide some basic information on zoning density prior to the Sept. 10th meeting.
4. A discussion regarding waivers vs. variances took place. Kathy Grace was present and was seeking information on how and when a waiver might be issued. She expressed concern about adjacent landowners being warned if the decision to issue a waiver may affect that landowner. Whereas with a variance there is a hearing that the landowner could participate in.

## **ADJOURNMENT:**

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

Respectfully submitted:

  
Patti Spence  
Secretary

\*These minutes were approved on September 10, 2012.\*