

**WATERBURY PLANNING COMMISSION  
MEETING  
APPROVED MINUTES  
Monday, September 10, 2012**

Members present: Kane Smart, Chair; Rebecca Washburn; Ken Belliveau; Jason Wulff (arrived 8:00 p.m.)

Staff present: Steve Lotspeich; Patti Spence, Eva Loomis - Vista Member

Guests: Alison Friedkin, Kathy Beyer, Roy Lloyd

**STATE COMPLEX ZONING NEEDS FOR MULTI-UNIT HOUSING**

Highlights for a housing needs assessment for affordable housing that was prepared for the Central Vermont Community Land Trust was distributed. The report covered the following topics/conclusions:

- Low income housing tax credit
- Non-senior rental household not served
- Independent senior rental housing (not high need)
- Mixed income development (3 different points relative to county median income need; 3 targets for qualification)
- Summary done specific to Waterbury

The current zoning for the state office complex including the Ladd Hall site was discussed. Alison Friedkin with CVCLT said that they forecast 20+ dwelling units to be a feasible project.

The flowing immediate issues were discussed:

- Density, which would require a zoning change.
- Existing setback requirements
- Building footprint as % of entire lot
- Site control

The following options for amending the zoning Regulations to help accommodate an affordable housing project at the Ladd Hall site were discussed:

- Remap the area to make it a different district - such as making it part of the Downtown Commercial District, which is already higher density for housing - and there are no setback requirements.
- Other uses for State Complex under consideration
  - a. Municipal use
  - b. Heat plant - private (what type of use does this fall under?)

It was suggested to work on a 6 month timeline (ending March, 2013) to get to a point of needing a commitment for amending the Zoning Regulations.

## **MUNICIPAL PLAN RE-WRITE**

### **1. Community Survey -**

Steve handed out the most recent draft. Mailing mechanism was discussed.

A randomly selected sample of the Town Voter checklist of 680+/- individuals have been selected for the mailed survey.

## **DRAFT ZONING AMENDMENTS**

1. Visual screening/landscaping language – Ken Belliveau presented the draft language, which was approved and will get inserted in the draft.

2. Modifications to the definition of "Significant Natural Resources" were discussed per recommendations from Allan Thompson, Vice Chair of the Waterbury Conservation Commission, Chair.

The consensus was to move forward with including the language as presented in #1 and #2 in the draft zoning amendments.

3. The requirement for approval of the Final Plat was discussed. It was agreed to establish a procedure for Plats that are approved administratively with the Zoning Administrator signing the Plat. Kane will draft and recirculate suggested language.

## **OTHER BUSINESS**

### **1. Moretown Landfill**

Guest: Roy Lloyd

Concern: Expansion proposed at the Moretown Landfill per Act 250 Application #5W0164-36. The Village of Waterbury is downstream from and impacted by traffic from the Moretown Landfill. Water quality and traffic both stand to be impacted by this expansion. The municipality has not requested party status yet and needs to become active under an upcoming deadline. The proposal is to add an above ground storage tank at the existing site and permit a 20-acre expansion of the landfill.

The deadline to apply for party status is this Friday, September 14, 2012.

### **MOTION:**

Ken Belliveau moved and Rebecca Washburn seconded the motion for the Waterbury Planning Commission to submit a statement requesting party status under all 10 criteria of Act 250 concerning Application 5W0164-36, Moretown Landfill, Inc.

**VOTE:**

The motion passed with three in favor and one abstention due to one member arriving late in the discussion.

2. Add to future agenda "Form based coding"

**MINUTES**

Rebecca Washburn moved and Ken Belliveau seconded the motion to approve the minutes of August 27, 2012, as amended.

**VOTE:**

The motion passed unanimously.

**ZONING ADMINSTRATOR'S REPORT**

The report from Clare Rock was distributed.

**ADJOURNMENT:**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted:



Patti Spence  
Secretary

\*These minutes were approved on September 24, 2012.