

**WATERBURY PLANNING COMMISSION
MEETING
APPROVED MINUTES
Monday, November 26, 2012**

Members present: Rebecca Washburn, Acting Chair; Ken Belliveau, Jason Wulff
Staff present: Steve Lotspeich, Patti Spence
Guests: Waterbury Record

Rebecca Washburn offered to chair the meeting this evening.

ZONING RE: STATE OFFICE COMPLEX

The issue of density was discussed. Other multi-family properties in Waterbury were discussed.

1. 88 S. Main Street (past Park St. on the left) - 2 buildings, 8 apartments
(27.6 units per acre)
2. 96 S. Main Street - 7 apartments on .34 acres - 21 units per acre
3. Stimson Graves Building - 14 apartments - app. 80 units per acre based on .17 acre lot

Action Items:

1. Communication with Central Vermont Community Land Trust regarding concerns around the development pattern.
2. Draft a memo to the Trustees regarding the direction for zoning needs at the State complex. Ken to draft, Becca to finalize the memo. Present at the 12/03 Trustees meeting.

DRAFT ZONING AMENDMENTS

Prepare a report on the approved Planning Commission Draft #2 of the Zoning Amendments for the December 3rd Trustees/Selectboard joint meeting. Steve will see if Kane can be at that meeting, if not Steve will be there and can give the report.

MUNICIPAL PLAN RE-WRITE

The draft of the survey results were distributed by email.

It was discussed whether to task Brandy to incorporate the new statistics in to the existing text and update the text to be consistent with the data. For the December 10th meeting consider:

1. What sections would make the most sense for Brandy to review.
2. Steve suggested that Brandy draft up some of the chapters such as Demographics and Local Economy.

3. What areas are the emerging issues that are new since the last Plan was rewritten.
Review each section with this in mind.
4. Jason - Local Economy and Historical
Rebecca - Natural Resources, Housing
Ken - Transportation
Kane - Community Facilities; Energy
Steve - Demographics

OTHER BUSINESS

1. There is a web link to get information regarding the Moretown Landfill.
To access the electronic files for all the materials for the Moretown Landfill project go to the following website: nrb.state.vt.us Click on the link to Land Use Panel (Act 250). Then click on Act 250 Database. Type the Permit Application Number 5W0164-36 into the search box and search. Links to all the documents for the application so far should come up
2. The status of Pilgrim Partnership fill issue on McDermitt Place is that they need to get Act 250 and local permits to remove the fill.
3. A copy of the Middlesex Municipal Plan rewrite was distributed.
4. Main Street reconstruction - a steering committee met. The issues discussed were parking and driveway exits/entrances and how those would be marked as a result of the project.
5. Steve to look at getting funding for staff assistance or a consultant for the Municipal Plan rewrite project.

Next Meeting: December 10, 2012

Agenda for the next meeting:

- Block out at least an hour for the Municipal Plan
- Have one member (Kane?) review the Moretown Landfill project (see #2 under Other Business)

MINUTES

The minutes for the November 12, 2012 meeting were reviewed.

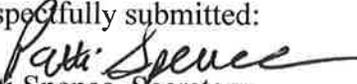
Ken Belliveau moved and Jason Wulff seconded the motion to approve the minutes of November 12, 2012, as modified.

VOTE: The motion passed unanimously.

ADJOURNMENT:

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

Respectfully submitted:


Patti Spence, Secretary

These minutes were approved on December 10, 2012.