

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**APPROVED MINUTES**  
**Monday, February 11, 2013**

Members present: Becca Washburn, Chair; Jason Wulff;  
Staff present: Steve Lotspeich; Patti Spence  
Guest: Duncan McDougall, Alan Pierce

The meeting was opened at 7:00 p.m.

**MUNICIPAL PLAN RE-WRITE**

**Draft Energy Chapter**

Duncan McDougall and Allen Pierce were present representing the Waterbury Local Energy Action Partnership (LEAP). They presented a draft re-write for the Energy chapter for the Municipal Plan.

Review of draft including the following conversation:

1. The draft follows the Vt. Comprehensive Energy Plan (CEP) and is linked to goals that have been set statewide or overall for the State. Waterbury would contribute to these goals in the CEP.
2. The LEAP draft looks at what is being done now, what prior goals are being met or addressed, what goals should be for the future.
3. LEAP reviewed the Energy chapters in town plans from other communities.
4. They used the data from the Waterbury community survey.
5. One recommendation from the energy chapter is to inventory town land available for consideration for solar farms and wind power facilities.
6. In the transportation section there should be a discussion of the topic of food resources and the energy required to transport these goods.
7. The subject of large scale wind projects should be discussed in more detail. If a large scale wind project is proposed, the language in the Municipal Plan is important to the state review.
8. The following top priorities are identified in these chapters:
  - a. move forward in the process of developing options for locating solar power facilities/farms.
  - b. promote weatherization (the draft goal is the weatherize 3% of the Town's housing stock)
  - c. carpooling and ride sharing
  - d. PACE (property assessed clean energy)

**Action Items for LEAP (Local Energy Action Partnership)**

1. Assign what group/groups is/are responsible for action items identified in the chapter.
2. Recognize and list what the sequential steps are or should be.
3. Add a local food section.

4. Incorporate statistics from the census data.
5. What should the siting criteria be for a solar orchard and wind farms.

#### **Action Items for PC**

1. Review the draft Energy chapter more thoroughly and continue the discussion on 2/25/13.
2. Consider referencing climate change in the Energy chapter

#### **Other Chapters**

1. Ask Kane to redistribute, by email, his Municipal Plan task spreadsheet to all PC members. (S. Lotspeich)
2. Have PC members discharge their chapters to the community partners.
3. Consider having a consultant assist with identifying how to infill and expand our two growth centers
4. Request that the Central Vermont Regional Planning Commission (CVRPC) assist with the following tasks:
  - a. revising the maps
  - b. revising the Land Use Chapter
  - c. identify best way to use them, recognizing their current staffing issues
5. Discuss the Land Use chapter with K. Belliveau and how a consultant can assist with this chapter (S Lotspeich)
6. Set up a meeting with Jackie Cassino from CVRPC to discuss revisions to the Housing Chapter with B. Washburn and S. Lotspeich (S. Lotspeich)
7. Brandy Saxton, our current consultant, is going to split out the numerical data and comments from sample vs. non-sample respondents to the Community survey (S. Lotspeich).

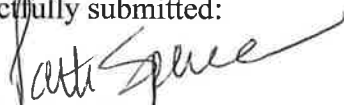
#### **PLANNER'S REPORT**

1. Steve presented the new site plan and elevations for the Thatcher Hill LLC Inn project. Commissioners present want to comment on traffic concerns.
2. A proposed 26-unit PUD at the lower end of Perry Hill Rd. was discussed. The DRB approved the sub-division request for the PUD (see DRB minutes of 2/7/13) and now the project is going through the state permitting process.

#### **ADJOURNMENT:**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted:

  
Patti Spence, Secretary

\*These minutes were approved on February 25, 2013 \*