

**WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, February 25, 2013**

Members present: Becca Washburn, Chair; Jason Wulff; Kane Smart
Staff present: Steve Lotspeich

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

MUNICIPAL PLAN RE-WRITE

Draft Energy Chapter

The comments that were given to the representatives from the Waterbury Local Energy Action Partnership (LEAP) at the last Planning Commission meeting were re-capped and discussed as follows:

- The actions identified in the chapter should be matched with who will take responsibility with carrying them out.
- A section on the local food economy as it related to energy needs to be added.
- Large scale wind generation projects need to be addressed including possibly mapping where these kinds of projects might take place. Definable criteria for the review of large scale wind projects need to be developed and included in the Plan since these projects are typically exempt from review under our Zoning Regulations. Other Municipal Plans will be reviewed for possible language, including the Waitsfield Plan. Bolton Mtn. and Ricker Mtn. is the area where large scale wind is likely to be developed in the near future since the infrastructure is already in place and an anemometer is in place on Ricker Mtn.

The following additional comments on the LEAP draft of the chapter were discussed:

- The district heat/cooling plant in the State Office Complex and any other biomass energy/heat plants should be addressed.
- Affordable and reliable sources of traditional energy including natural gas/propane should continue to be addressed.
- The importance and value of energy conservation including weatherization should be emphasized.

Any discrepancies between Brandy Saxton's draft of the chapter with the statistical updates, and the LEAP draft will need to be resolved. Brandy's draft has been forwarded to the LEAP representatives. Jason Wulff will put his comments into an e-mail to forward to LEAP for them to address in their revised draft.

Other Chapters

Housing: Becca Washburn and Steve Lotspeich are meeting with Jackie Cassino with the Central Vermont Regional Planning Commission (CVRPC) on Thursday, February 28th to discuss the revisions to this chapter and how to address the housing targets identified for Waterbury in the Central Vermont Regional Plan.

Local Economy: Jason Wulff and Steve Lotspeich met with Darren Winham, our Local Economic Development Director, and Darren has offered to re-draft the chapter within the next six weeks.

Historic Development and Resources: Jason Wulff will follow a similar format to the draft Energy Chapter. Jason is planning on having a draft of the chapter complete by the Planning Commission meeting on April 8th.

Demographics; Brandy Saxton is in the process of re-drafting this entire chapter with the updated statistics.

Public Facilities: Kane Smart passed along his outline of tasks and contacts for this chapter to Becca Washburn for follow up since Kane is finishing his term on the Planning Commission.

Local Government: Steve Lotspeich will have a revised draft of this chapter completed by the Planning Commission meeting on April 22nd.

Mapping Needs: The following maps were identified as needing revision and will be discussed in detail at the next Planning Commission meeting. All of these maps will be re-created or revised by the Geographic Information System (GIS) staff at the CVRPC:

- The Historic Resources maps need to be re-created in GIS format to include our listed historic districts and buildings outside the districts that are individually listed on the National and State Registers of Historic Places.
- The Wildlife Resources map needs to be updated.
- The Natural Resources maps also need to be updated.

The schedule for the adoption process for the Plan was discussed including review and approval by the CVRPC. Steve Lotspeich agreed to re-draft the timeline for review and approval that was previously drafted.

The revised Community Survey Report that Brandy Saxton submitted was discussed. It was agreed that the references to the Community Survey results in the Plan need to use the data from the responses from the random sample, to be statistically accurate.

The use of a consultant for additional services related to the Municipal Plan re-write, using the \$3,000 in the proposed Planning Dept. FY13 budget, was discussed. It was agreed that the best use of additional services would be for assistance re-writing the Land Use Chapter and re-formatting the entire Plan for consistency.

REVIEW AND APPROVE MINUTES

The minutes for January 10, 2013, January 28, 2013, and February 11, 2013 were reviewed.

MOTION:

Jason Wulff moved and Kane Smart seconded the motion to approve the minutes of January 10, 2013, January 28, 2013, and February 11, 2013, as amended.

VOTE:

The motion passed unanimously.

PLANNER'S REPORT

Steve Lotspeich discussed the draft Interim Zoning Amendments for the Campus Overlay District in the area of the State Office Complex. The Village Trustees public hearing on these proposed bylaws is scheduled for Wednesday, February 27, 2013, at 7:30 p.m. at the Fire Station.

The following Act 250 applications were discussed:

1. Steve Lotspeich presented the new site plans and elevations for the Thatcher Hill LLC inn project. Steve will be contacting the review engineer with VTrans regarding traffic concerns, especially with traffic exiting the site onto Crossroad and the associated impact to the intersection of Crossroad and Route 100. Ken Belliveau and Steve will discuss the traffic concerns when they meet on February 27th to discuss the Transportation and Land Use Chapters for the Municipal Plan.
2. The proposed 26-unit Planned Unit Development (PUD) at the lower end of Perry Hill Rd. was discussed. The development of the bike/pedestrian path on the bed of the old Mt. Mansfield Electric Railroad that parallels Perry Hill Rd. was discussed. This proposed path will connect the PUD with the intersection of Perry Hill Rd. and Lincoln St. and will be constructed in conjunction with the development of the subdivision. A crosswalk will connect the path to the existing sidewalk on Lincoln St.

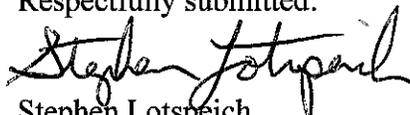
OTHER BUSINESS

Kane Smart was thanked for his valuable service as a member of the Planning Commission including his time as Chair.

ADJOURNMENT:

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

Respectfully submitted:



Stephen Lotspeich
Community Planner

*These minutes were approved on March 11, 2013.