

WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, April 8, 2013

Members present: Becca Washburn, Chair; Jason Wulff; Ken Belliveau
Staff present: Steve Lotspeich, Patti Spence
Guest: Kathy Grace, Resident
Guest: Jens Hilke, VT. Dept. of Fish & Wildlife

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

REVIEW AND APPROVE MINUTES

The minutes for March 25, 2013 were reviewed.

MOTION:

Ken Belliveau moved and Jason Wulff seconded the motion to approve the minutes of March 25, 2013.

VOTE:

The motion passed unanimously.

MUNICIPAL PLAN RE-WRITE

Formatting of Objectives/Policies/Goals/Actions was discussed.

Draft Historic Development & Resources Chapter

Jason Wulff distributed a draft of the historical chapter.

Follow up items were highlighted in red and Jason is following through to get the needed information.

Demographics Chapter

Brandy Sexton delivered a draft of the demographics chapter. These will be reviewed between meetings by board members.

Other Chapters

Reviewed the timeline, no changes were made in deliverables.

PROPOSED ZONING AMENDMENTS

Jens Hilke from the Vt. Dept. of Fish & Wildlife spoke with the PC regarding the wording of significant natural resources being proposed for the subdivision regulation rewrite. He also discussed utilizing the ANR Natural Resources Atlas for mapping.

Changing to the mapping resource would be a substantial change it would need to go back to the Selectboard for them to warn a new meeting. It opens up the definition.

Additionally the PC feels the current efforts to update the municipal plan will include updating the section regarding significant natural resources with a goal to provide an updated map.

The Planning Commission made the following recommendation to the Selectboard, by motion:

Jason Wulff moved and Ken Belliveau seconded the motion to revise the language as follows:

"Significant Natural Resources: Areas that include streams; Class I & II wetlands; prime agricultural soils; wildlife resources and significant natural communities, including the Natural Heritage sites, as shown on the Waterbury Wildlife Resources Map in the Municipal Plan; and rare, threatened or endangered species."

The motion passed unanimously.

ZONING ADMINISTRATOR'S REPORT

Zoning Administrators Report Mar 12- April 8 2013

TOWN ZONING PERMITS

Permit #	Applicant/Owner	Location	Project	Action
11-13-T	Fried	off Barnes Hill Rd	2-lot subdiv & SFD	referred to DRB for RHS
12-13-T	Hathway	103 Lauren Lane	SFD (MH replac)	approved
14-13-T	Medose /State of VT	177 Res Rd (state park)	ramp	approved
15-13-T	Metayer	989 Guptil Rd	res addition	approved

VILLAGE ZONING PERMITS

Permit #	Applicant/Owner	Location	Project	Action
06-13-V	Alchemy/Hackmann	35 Crossroad	trailers, storage building, expand parking	referred to DRB
07-13-V	State of VT	103 South Main ST	new office building	referred to DRB

ENFORCEMENT

Permit #	Applicant/Owner	Location	Description	Action
	Mansfield Auto	RT 100	permit violation (expanded parking area)	warning letter - May 15 2013 deadline
	Flatow/Salls Blush Hill Meadows	3579 Waterbury Stowe Rd	permit violation (tires, junk cars and lack of landscpg)	NOV still in effect
	Morse	147 Little River Road	permit expired?	
	Sanborn	71 Little River Road	junk yard	NOV issued
	Volitis	6 Moody Court	junkyard	NOV in effect sent letter inquiring of status
			new building?	

STATE WASTEWATER PERMITS

Permit #	Applicant	Location	development type	Action
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Timeline for revising the Municipal Plan

04/08/13	Historic Development/Demographics	Jason, Brandy
04/22/13	Local Economy & Government	Steve, Jason, Darren
05/13/13	Housing	Becca, Steve
May	Energy	Jason
5/27 (reschedule mtg.)	Natural Resources	Becca, WCC
06/10/13	Land Use/Transportation	Ken, Consultant
06/24/13	Community Facilities & Services	Becca
7/8/13	Loose Ends	
7/22/13	Loose Ends	

ADJOURNMENT:

The meeting was adjourned at 9:45 p.m.

Respectfully submitted:



Patti Spence
Secretary

*These minutes were approved on April 22, 2013.