

**WATERBURY PLANNING COMMISSION**  
**APPROVED MINUTES**  
**Monday, June 10, 2013**

Members present: Becca Washburn, Chair; Jason Wulff; Judi Kamien; Ken Belliveau; Mary Koen  
Staff present: Steve Lotspeich

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

**MUNICIPAL PLAN RE-WRITE**

**Transportation:**

Steve L. and Ken B. are meeting this week to work on the next draft of the Transportation chapter. They will forward a draft to the Commission after they meet. Judi K. has comments and questions that she will forward to Steve L. and the other Commissioners.

**Local Economy**

Judi K. is working with Darren on the update of the draft. Darren is consulting with his Local Development Corp. Board on the ideas that he is putting forth in the draft. Judi is continuing to meet with Darren to finalizing their draft of the chapter.

Action.

1. Judi will take on any further revisions to this chapter.

**Land Use**

Steve L. reviewed the current draft. He identified the duplication in the descriptions of the land use areas of the community. A draft outline put together by Clare Rock, our Zoning Administrator, was circulated. The outline consolidates the descriptions into one set that would correspond to the categories of the use areas in the Land Use Map in the Plan. It was agreed that this outline is a good approach and should be the basis for the next draft of the re-write for this chapter.

Steve L. suggested that the revisions to our Growth Centers could be a follow-up planning project that would be identified as a priority action in the Plan. This priority could be identified in the Introduction to the Chapter.

1. An introduction needs to be added.
2. The locally approved Sparks Holding 26+/- lot PUD is identified as Rural Residential / Agricultural in the Land Use Map but should be in the Village Residential area of the Land Use Map since it is in a higher density zoning district.

**Energy**

Establishing community siting standards for large scale wind generation was discussed. The Waitsfield standards were discussed. The Windsor standards use elevation as a criteria for their standards. One option is to make the development of siting standards as a priority in the Plan. The action item would state that this is an important issue for the community to address in the near future.

Some of the actions identified in the Waterbury Local Energy Action Partnership (LEAP) draft were

discussed such as encouraging residents and developers putting solar installations on the roofs of houses and commercial buildings. Having some of the detailed goals for accomplishments may help LEAP in getting grants to fund the projects they are encouraging such as doing energy audits.

### **Housing**

Becca W. reviewed the latest draft of this chapter. The Whalley Park 11-unit development will be incorporated. Judi K. offered to get the latest data on number of units yet to be re-constructed after Tropical Storm Irene. Mary K. will do some editing on the chapter to make it more readable and understandable.

### **General Notes**

Mary K. reminded the other Commissioners that we need to have consistency between the chapters and they are complimentary. The view of the flood and its impact is an example of a topic that needs to be covered consistently in different chapters.

The priority areas for revision of the plan that were identified early on were in the areas of Housing, Land Use, and Natural Resources. Local Economy emerged as a priority in response to the flood that resulted from Tropical Storm Irene.

The maps need to be updated and we need to direct the Central Vermont Regional Planning Commission GIS staff to start updating the maps. The Land Use map needs to be one of the last maps to be updated due to possible changes as a result of changes to the text.

### **REVIEW AND APPROVE MINUTES**

The minutes for May 29, 2013 were reviewed.

#### **MOTION:**

Ken Belliveau moved and Jason Wulff seconded the motion to approve the minutes of May 29, 2013 as amended.

VOTE: The motion passed unanimously.

### **ZONING ADMINISTRATOR'S REPORT**

Steve L. distributed the following Zoning Administrator's Report from Clare Rock.

#### **TOWN ZONING PERMITS**

| Permit # | Applicant/Owner | Location         | Project                     | Action   |
|----------|-----------------|------------------|-----------------------------|----------|
| 27-13-T  | Grenier         | 69 Alpine Meadow | res acc structure (gazebo)  | approved |
| 28-13-T  | Maravetz        | 1200 Sweet Road  | res acc structure (shed)    | approved |
| 29-13-T  | Wilder          | 35 Wilder Lane   | res acc structure (lean to) | approved |

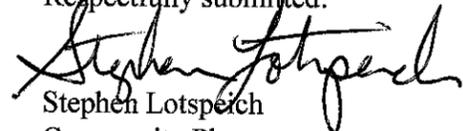
#### **VILLAGE ZONING PERMITS**

| Permit # | Applicant/Owner | Location                | Project     | Action   |
|----------|-----------------|-------------------------|-------------|----------|
| 10-13-T  | Clock Tower     | 1024 Waterbury-Stowe Rd | signs       | approved |
| 11-13-V  | Volitis         | 6 Moody Court           | SFD rebuild | approved |

**ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted:



Stephen Lotspeich  
Community Planner

\*These minutes were approved on July 8, 2013.\*

**Timeline for revising the Municipal Plan (updated 6/10/13)**

|          |   |  |
|----------|---|--|
| 05/13/13 | Housing<br>Demographics<br>Local Government   | Becca, Steve<br>Ken<br>Steve, Consultant                   |
| 05/29/13 | Natural Resources<br>Local Economy<br>Local Government  | Becca, WCC<br>Judi, Darren W.<br>Steve                     |
| 06/10/13 | Land Use<br>Transportation<br>Housing<br>Local Economy  | Clare, Steve<br>Ken, Steve<br>Becca, Steve<br>Judi, Darren |
| 06/24/13 | Community Facilities & Services<br>Natural Resources<br>Energy<br>Local Economy<br>Transportation | Steve<br>Becca<br>Jason<br>Judi, Darren<br>Ken, Steve      |
| 7/8/13   | Demographics<br>Land Use<br>Transportation  | Ken<br>Ken, Steve<br>Jason                                 |
| 7/22/13  | Loose Ends  |  |