

**WATERBURY PLANNING COMMISSION**  
**APPROVED MINUTES**  
**Monday, June 24, 2013**

Members present: Becca Washburn, Chair; Ken Belliveau  
Staff present: Steve Lotspeich  
Public: Allen Thompson, Waterbury Conservation Commission

The meeting was opened at 7:05 p.m.

**MUNICIPAL PLAN RE-WRITE**

The following chapters in the Municipal Plan were discussed.

**Natural Resources:**

Becca W. introduced the re-write of the Natural Resources chapter. Allan Thompson, Chair of the Waterbury Conservation Commission participated in the discussion as well. The Conservation Commission has already provided input on this draft plus Becca added edits in tracked changes. Steve L will put together a paragraph on the current Ridgeline, Hillside, Steep Slope zoning regulations. Steve L. will ask Alec Tuscany if Thatcher Brook is part of the Waste Management Zone associated with the Waterbury Wastewater Treatment Plant. A label needs to be added to the box above table 6.2. Stormwater management permitting by the state under the federal clean Water Act (NPDES Phase II Stormwater Management) was discussed. We should ask Alec Tuscany if the issue of turbidity within the Waterbury Reservoir needs to be addressed since the Reservoir may be an "impaired waterway". We can also check with the Central Vt. Regional Planning Commission on this issue.

Under the Floodplains section we should find a better, more specific description for the impacts of Tropical Storm Irene. Also the 100-year floodplain is now referred to as the Special Flood Hazard Area. This area includes the floodway and the flood fringe area. The Long-term Community Recovery (LTCR) process/plan and our Hazard Mitigation Plan should be referred to rather than the Vermont Campus Compact. The priority LTCR projects related to flood issues should be identified. With flood hazard insurance rates for private property owners increasing soon, instituting the Community Rating System (CRS) should be considered as a way to reduce insurance rates.

The paragraphs in the section on Agriculture that relate to Land Use will be moved to that chapter. Steve L. will follow up with Clare Rock who is working on the re-write of the Land Use chapter, and ask her to consider edits to these paragraphs. Some aspects of the section on Forest Industry and Management should also be included in the Land Use chapter. An example is the discussion of forest fragmentation.

The sections on wildlife relate to future amendments to the Subdivision chapter in the Zoning Regulations. The topic of significant natural communities and carrying out a natural resource inventory that could identify additional rare, threatened, and endangered species and communities was discussed. This is a topic of concern that should be addressed in the plan and handled carefully. A flow chart on this topic could make the section more user friendly. It was agreed that the "Other Wildlife" paragraph can be deleted.

Ken B. suggested we include language that would consider the establishment of a landscape ordinance or

new section in the Zoning Regulations dealing with criteria and specifications for landscape plantings.

The need to boil down the Goals, Objectives and Actions to a more concise set with a more reasonable group of measurable and reasonable actions was agreed to. Allen T. was asked if the Conservation Commission could revise Goals, Objectives and Actions in the Chapter. Becca W. offered to draft an introduction.

The natural resources maps were discussed. The Significant Natural Resources referenced in the Subdivision chapter in the Zoning Regulations need to be mapped. Allen will prepare a matrix to help explain the definitions of Significant Natural Resources. The issue of mapping wildlife corridors was discussed.

### **Local Economy**

Judi K. did a revision of the draft that Darren Winham prepared. The new draft should be reviewed by the entire Planning Commission.

### **Energy**

Jason has made some further revisions to the chapter draft that should also be reviewed.

### **Community Facilities**

Mary K. is working on the education section and Steve L. is working on the remainder of the chapter. The chapter needs to include all the LTCR projects that relate to community facilities and services.

### **Transportation**

Ken B. reviewed his latest draft of the Transportation Chapter. The projects that are completed and those that are in design and construction, and those in the planning stage need to be updated. Special planning studies such as the 2004 Route 100 Corridor Access Management Study and the 2008 Green Mountain Byway, Corridor Management Plan should be referenced. The design process for the Main St. Reconstruction project should be mentioned in terms of the challenges of adding bike lanes or bike path/widened sidewalk. Bike routes through the village should be identified as an action in the chapter. The Waterbury in Motion Master Plan should be identified in the Plan for completion. Steve L. will send draft narrative for this Master Plan to Ken to reference in the draft Transportation chapter.

The Transportation Map was discussed. It was agreed that the various transportation projects should be shown on the map as a table with numbered locations, similar to the current map. Steve L. will talk to Dan Currier with the Central Vermont Planning Commission (CVRPC) regarding how congestion problem areas could be identified and shown on the Transportation Map.

### **Housing**

The map for the Housing chapter was discussed. Several examples of housing maps from other communities were reviewed. It was agreed that the map should document where recent housing was constructed. It was also agreed that the locations for future housing should be more generalized.

### **General Notes**

Becca W. suggested that we expand on the critical path timeline for completing, reviewing, and approving the Plan and identify the remaining tasks in detail by chapter and when those chapters will be completed. Becca will prepare a template with all the chapters and the timeline for the next Commission meeting.

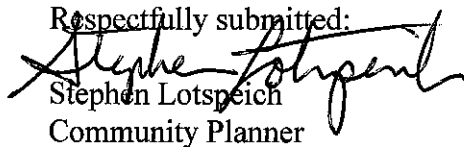
**STATE PERMITTING**

Steve L. updated the Planning Commission on the Act 250 permitting for the State Office Complex reconstruction, Thatcher Hill LLC, and the Ashford Lane Homeowners Assoc. appeal.

**ADJOURNMENT**

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

Respectfully submitted:

  
Stephen Lotspeich  
Community Planner

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

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

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