

**WATERBURY PLANNING COMMISSION  
APPROVED MINUTES  
Monday, September 8, 2014**

Members present: Ken Belliveau, Acting Chair; Jeff Kampion, Judi Kamien  
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary

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

**AGENDA REVIEW**

The Planning Commission reviewed the agenda and added a discussion of a possible Growth Centers Study to begin the meeting.

**POSSIBLE GROWTH CENTERS STUDY**

A recent meeting was held with a representative of the U.S. Economic Development Association. The topic of growing/expanding the Village with higher density development that would be served by the wastewater system was discussed. The possibility of extending a wastewater line to Waterbury Center Village to serve existing and future development in that growth center was also discussed. The conversation led to discussion of a feasibility study. Other aspects, than wastewater, need to be included such as environmental factors and transportation impacts. The Selectboard and Trustees have been approached, by Barb Farr, to discuss applying for funding. How would the Planning Commission like to be involved?

The Commissioners would be in favor of applying for the funding and seeing what the next steps would be while the funding approval is underway. The PC wants to stay advised and it was suggested that the PC host the public portion of the process. Concern was expressed that the Planning Commission should continue to be involved with the actual execution of grant if it were awarded.

**DISCUSS POSSIBLE POLICIES AND SCENARIOS FOR DEVELOPMENT IN THE FLOODPLAIN**

It was decided to structure the matrix of options in the following way:

Legend on matrix:

Red - eliminated option

Green - preferred option

Yellow - current regulation

Grey - notes

1. Repeat headers on every page
2. Date each update
3. include a legend

Outside storage of material: Board review is more restrictive than administrative review so swap those two columns on the matrix.

Items on page 1 being held until more information is available.

Types of allowed uses were discussed. Critical Facilities are defined in the zoning regulations. A large area of the Village is in the 500 yr. floodplain and more detailed mapping information is needed and more Board members should be present to continue this discussion.

Public outreach for this process was discussed. Roy Schiff with the consultant firm Milone & MacBroom is available on October 27th for a public meeting. However the Planning Commission is feeling we need more time to prepare for the meeting. However it will be beneficial for Roy to present to the Board the current findings, and that can be on the 27th of October. The new target date for the public meeting is December 8th, 2014.

### **REVIEW OF MINUTES**

Minutes of the meeting held on August 25, 2014 were reviewed.

### **MOTION**

Judi Kamien moved and Jeff Kampion seconded the motion to approve the minutes of August 25, 2014, as amended.

### **VOTE**

The motion was passed unanimously.

### **OTHER BUSINESS**

Cancel the meeting on October 13th, Columbus Day.  
Discuss holding a meeting on Sept. 29th or October 6th.

### **ZONING ADMINSTRATOR'S REPORT**

Steve Lotspeich distributed a written report going back to Jan. 2014 and various projects were discussed. Ryan Morrison will follow up with a report on enforcement and other activities.

### **PLANNER'S REPORT**

Staff will be meeting with a FEMA representative regarding the Community Rating System (CRS). Ryan Morrison is continuing to contact property owner's who have not applied for permits for post Irene property work where permits were/are required.

### **NEXT MEETING**

The next meeting will be on Monday, September 22, 2014. Ken Belliveau said that he will not be present. The focus will be on "types of allowed uses". Steve will get the new LiDAR mapping information from Roy Schiff to share.

### **ADJOURNMENT**

The meeting was adjourned at 9:10 p.m..

Respectfully submitted,



Patti Spence  
Secretary

\*These minutes were approved on October 6, 2014.