

**WATERBURY PLANNING COMMISSION
APPROVED MINUTES
Monday, November 10, 2014**

PC Members present: Rebecca Washburn, Chair, Ken Belliveau, Mary Koen, Judi Kamien
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary,

Trustees present: Lefty Sayah, Natalie Howell

Public: Everett Coffey, Ann Imhoff

AGENDA REVIEW:

The agenda was changed to extend an additional 15 minutes for the 7:00 pm. discussion.

ENCOURAGING DEVELOPMENT AND RE-DEVELOPMENT IN THE DOWNTOWN AREA

The discussion, regarding development in the downtown area, that was started at the 10/27/14 PC meeting, continued.

A pro and con list was handed out by Steve.

PROS	CONS
Will help create more options for affordable housing/apartments.	Housing market may get saturated with new units.
Will help make properties more attractive financially to develop and re-develop.	May be more difficult to meet the design criteria in the zoning regulations due to the size and bulk of buildings.
Will help boost the overall value of the Village's Grand List and may help lower the Village tax rate.	May create pressure to demolish historic buildings to construct new buildings to have more dwelling units on a given site.

Ryan Morrison, Zoning Administrator, gathered some responses from other communities regarding zoning density, specifically in regards to using bedrooms as density measurement vs dwelling units. This information has just been received, with potential for more responses to come in. Copies were distributed for review.

Comments from public:

1. Maintain the street scape nature we have in the Village. We, the Town, have worked hard to get this look and the homeowners and businesses have improved their properties.
2. Be sensitive to the look.
3. Look at areas outside of the downtown but still in the Village.
4. Concerned with traffic situation if additional dwelling units are constructed at 51 S. Main St.- between that and Ladd Hall there will be many more cars exiting to Main Street.
5. re:: 51 S. Main St. - Consider your opinion if 15-2 bedroom units were being proposed instead of 37 - 1 bedroom units.
6. What businesses support the Village, long term - what are potential businesses for the Village.

Next steps:

1. Find a model density from other community/ies.
2. Steve will take a photo of a building in another community that has parking on the ground level and then 2-3 stories above - similar to what has been discussed for the 51 S. Main Street. property.
3. What is the recommended course of action to move forward with this topic when the PC is finished with rewriting the Flood Hazard Regulations?

EVALUATING THE COSTS AND BENEFITS OF FLOODPLAIN PROTECTION ACTIVITIES

Due to time constraints this conversation was tabled for another meeting.

FLOOD HAZARD AREA REGULATIONS

The matrix still needs to be revised. Rebecca will do that and distribute it to the group.

REVIEW OF MINUTES

Mary Koen moved and Judi Kamien seconded the motion to approve the Planning Commission minutes from October 27, 2014, as amended.

VOTE: The motion passed unanimously.

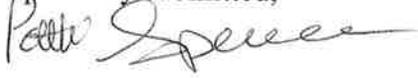
OTHER BUSINESS

1. The Municipal building complex is undergoing the ACT 250 hearing.
2. The DRB approved the permit for the municipal complex.
3. A mitigation fund has been started to assist Towns in purchasing an easement to help protect ag soils in the State of Vermont. \$5,700.00 from the Municipal building project budget will go in to that fund.
4. The VT Planner's had a workshop on Friday - "Envisioning Vermont in 25 Years". Both Steve and Ken attended.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:10 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patti Spence".

Patti Spence
Secretary

These minutes were approved on November 24, 2014.