

**WATERBURY PLANNING COMMISSION  
VILLAGE OF WATERBURY TRUSTEES  
JOINT SPECIAL MEETING  
APPROVED MINUTES  
Monday, November 24, 2014**

Planning Commission Members present: Rebecca Washburn, Chair, Ken Belliveau, Mary Koen, Judi Kamien, Jeff Kampion  
Staff present: Steve Lotspeich, Community Planner; Patti Spence, Secretary, Bill Shepeluk, Municipal Manager  
Trustees present: Lefty Sayah, Natalie Howell, Skip Flanders  
Public: Kathy Grace, Anne Imhoff, Gunner McCann

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

**AGENDA REVIEW:**

There were no changes made to the agenda.

**REVIEW OF MINUTES**

Ken Belliveau moved and Mary Koen seconded the motion to approve the Planning Commission minutes from November 10, as amended.

VOTE: The motion passed unanimously.

**OTHER BUSINESS**

1. The Zoning Administrator's report, from Oct. 1 to Nov. 24 was discussed and is attached. Zoning Administrator, Ryan Morrison, has been invited to a future meeting.
2. Planner's Report
  - a. The Floodplain Management Group has been busy. Steve and Zoe attended the Hazard Mitigation planning workshop with FEMA and the state Emergency Management staff.
  - b. The Blush Hill Meadows multi-family housing project is still in the state permitting process. Construction should begin in the Spring of '15.

**FLOOD HAZARD AREA REGULATIONS - RE-WRITE**

Rebecca Washburn gave an overview of how she restructured the matrix as a tool for discussing the regulations and potential changes. Changes/updates/additions were made to the electronic version of the matrix as they were discussed.

**SITE FILL/RESIDENTIAL**

It was agreed that compensatory cut should be equal to or greater than the amount of fill.

Historic structures are currently exempt from the substantial improvement criteria. This is consistent with other Towns in Vermont. The improvements are in regards to the structure. Under site fill the same restrictions as for new construction should be applied to historic structures.

500 year floodplain – at a later date, the Planning Commission will discuss whether to consider any type of regulation in this area.

## SITE FILL/COMMERCIAL & INDUSTRIAL

Same regulation as residential.

## SITE FILL/CRITICAL FACILITIES

Consider some allowance for fill in the floodway for critical facilities.

Consider elevation requirements and no net rise in the Base Flood Elevation (BFE), related to any site fill for critical facilities.

## ACTION/DISCUSSION PENDING

1. The BFE at the site may vary. Where on the site is the BFE determined and then maintained?
2. Are there ways to justify applying more stringent regulations to an area so that less stringent regulations may be extended to another area. In other words, could one area of the floodplain be lowered to create a bank for adding fill or elevating buildings in a different area of the floodplain. This approach could be considered for elevating historic buildings and filling in basements.

## ENCOURAGING DEVELOPMENT AND RE-DEVELOPMENT IN THE DOWNTOWN AREA

At 8:35 p.m. the Trustees opened their meeting for a joint meeting with the Planning Commission.

Skip Flanders gave an update of what has been discussed by the Trustees since the November 10th Planning Commission meeting.

Steve distributed draft interim zoning regulations for discussion and review. He reviewed the current density of some existing multi-family dwellings in the downtown area of the Village.

## CONSIDERATIONS:

1. What areas and zoning districts would these Interim Zoning Regulations for multi-family housing density be considered for?
2. What should the maximum square footage be per one-bedroom dwelling?
3. The height and bulk of buildings should be a consideration.
4. Should this provision be limited to the just the Designated Downtown or could it apply to other areas of the Village where multi-family dwellings are currently allowed?

## NEXT STEPS:


1. Judi Kamien will represent the Planning Commission as the Trustees discuss this topic further.

## ADJOURNMENT

The Planning Commission meeting was adjourned at 9:20 pm.

The Trustees meeting was adjourned at 9:20 pm.

Respectfully submitted,



Patti Spence

Secretary

These minutes were approved on December 8, 2014.