

**WATERBURY PLANNING COMMISSION**  
**APPROVED MINUTES**  
**Monday, December 22, 2014**

Planning Commission Members present: Rebecca Washburn, Chair, Ken Belliveau, Judi Kamien, Jeff Kampion

Staff present: Steve Lotspeich, Community Planner

The meeting was opened at 7:08 p.m.

**AGENDA REVIEW:**

There were no changes made to the agenda.

Discuss final draft of the proposed interim zoning amendments to the Zoning Regulations that would encourage development and re-development in the downtown area of the Village.

Steve Lotspeich and Judi Kamien reviewed the latest draft of the proposed Interim Bylaws that have been reviewed by the Village Trustees on December 10<sup>th</sup>. The changes to the last draft regarding the area where the bylaws would apply and the maximum size of the one-bedroom apartments were reviewed.

Changes to the language regarding multi-family density were suggested.

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

Rebecca Washburn projected the most up-to-date matrix as a tool for discussing the regulations and potential changes. The concern about whether to elevate buildings above the 500-yr floodplain elevation was discussed. This requirement would mean that in some cases the first floor of an existing building would be elevated four to five feet. Freeboard is the amount of elevation of the lowest floor above the 100-year floodplain (BFE).

There are examples of buildings such as the Ice Center of Washington West that were constructed with the lowest floor one foot above the BFE. The Ice Center was flooded by Tropical Storm Irene with approximately 3' of water over the lowest floor. The new FIRM also shows a BFE in the area of the Ice Center that is at least one foot higher than the previous FIRM. This indicates that the BFE is increasing over time and the new Flood Hazard Area regulations should require more freeboard than the current one or two feet above the BFE.

It was suggested that new residential and commercial development in the 100-year floodplain should be elevated with the lowest floor at one foot above the 500-year flood elevation.

The issue of whether to allow new industrial development in the 100-year floodplain was discussed. The areas of industrially zoned land in areas such as Pilgrim Park and Demeritt Pl were reviewed. There are vacant areas of industrially zoned land in these areas that may develop in the future. There are also areas of industrially zoned land on the Main St. side of the railroad tracks such as the Stone Shed that are master planned for re-development in the future.

One concern with industrial uses is that the industrial facilities may contain toxic or hazardous materials that perhaps should not be located in the floodplain. Residential buildings can have

hazardous materials such as fuel in tanks that need to be protected as well. The issue of whether to regulate industrial development in the 500-year floodplain was discussed. The review standards for the areas of the 500-year floodplain outside of the 100-year floodplain can be different. An example is that fuel tanks should be anchored in the entire 500-year floodplain.

It was agreed that new construction and critical facilities should be elevated to one foot above the 500-year flood elevation.

#### TOPICS AND ISSUES TO RESEARCH FOR FUTURE REFERENCE AND DISCUSSION

- The issue of whether historic buildings that are substantially improved or damaged should have to be elevated to some level above the BFE or 500-year floodplain elevation.
- The concept of creating parking on the lower level of buildings was discussed and whether it would be practical for an industrial building. There may be a prohibitive cost associated with putting parking under an industrial building. We can look at incentives for developing industrial projects in the floodplain.

#### NEXT MEETING ITEMS:

- Discussion points at the next meeting need to focus on elevations of additions and re-development, and critical facilities.
- Roy Schiff will make a presentation at the next meeting on January 12, 2015. It was decided to consider starting the meeting at 6:30pm if Mary is available to start at that time.

#### REVIEW OF MINUTES

Judi Kamien moved and Jeff Kampion seconded the motion to approve the Planning Commission minutes from December 8, 2014, as submitted.

VOTE: The motion passed unanimously.

#### ZONING ADMINISTRATOR'S REPORT

The Zoning Administrator's Report was circulated and discussed. The Permit for the Municipal Complex has been issued.

#### ADJOURNMENT

The Planning Commission meeting was adjourned at 9:15 pm.

Respectfully submitted,



Stephen Lotspeich  
Community Planner

These minutes were approved on January 12, 2015 \*