

**WATERBURY PLANNING COMMISSION**  
**AGENDA**  
**Monday, April 27, 2015**

- 7:00 p.m.** Meeting convenes on the 2nd floor of the Main St. Fire Station located at 43 S. Main St.
- 7:00 p.m.** Agenda review and possible modification.
- 7:05 p.m.** Comments from the general public.
- 7:10 p.m.** Elect Chair and Vice-chair for Planning Commission. Discuss seeking an applicant(s) for the open position on the Planning Commission.
- 7:15 p.m.** Status report on Draft #2 of the proposed Amendments to the Flood Hazard Area Regulations, dated April 13, 2015, that is being considered by the Town Select Board and the Village Trustees.
- 7:45 p.m.** Discuss developing a work plan for the Planning Commission for the upcoming year to possibly include the following items:
- Conduct a growth centers study for Waterbury to consider non-floodplain areas for future higher density residential and commercial development and possibly serve those areas with the Village's public water and wastewater system.
  - Initiate a comprehensive re-write of the Zoning Regulations.
  - Other items to consider.
- 8:30 p.m.** Other Business:
- Discuss Future Land Use Element and Map for the Central Vermont Regional Plan re-write,
  - Report on activities of the Floodplain Management Working Group,
  - Planner's and Zoning Administrator's Reports,
  - Review and approve minutes for meetings held on March 9 and 23, and April 13, 2015,
  - Update on State permitting activity.
- 9:00 p.m.** Adjournment.

## **Time Line for Drafting and Approving Flood Hazard Area Regulations**

Jan 26, 2015 a) FINALIZE POLICY DISCUSSION (Possible Public Meeting) - PC will finalize discussion of the policies regarding developing in the floodplain that will provide the basis for re-writing the Flood Hazard Area Regulations. Wrap up the discussion regarding mapping and regulation for the 100-year and possibly the 500-yr. floodplain, and how to regulate different types of uses and development in the floodplain such as commercial/industrial/residential and critical facilities.

b) REVIEW OUTLINE OF DRAFT FLOOD HAZARD AREA REGULATIONS – Review draft outline of options for flood hazard area regulations prepared by staff.

February 9, 2015: REVIEW DRAFT FLOOD HAZARD AREA REGULATIONS – Review draft regulations prepared by staff

February 23, 2015: FINALIZE DRAFT REGULATIONS – Finalize 1<sup>st</sup> draft of Flood Hazard Area Regulations and advertise public hearing.

March 23, 2015: PC PUBLIC HEARING ON DRAFT REGULATIONS – Revise PC draft regulations based on comments from public, municipal attorney, and state

April 13, 2015: PC PUBLIC HEARING ON REVISED DRAFT REGULATIONS – Finalize and approve final PC draft regulations and transmit to Select Board and Trustees

April 20, 2015: PC PRESENTATION OF DRAFT REGULATIONS TO SELECT BOARD AND TRUSTEES – Select Board and Trustees set date for their public hearing

Mid-May 2015: SELECT BOARD AND TRUSTEES HEARING ON DRAFT REGULATIONS

Mid-May 2015: SELECT BOARD AND TRUSTEES FINALIZE AND ADOPT NEW REGULATIONS

May 21, 2015: INTERIM REGULATIONS EXPIRE, NEW REGULATIONS APPROVED

FUTURE CONSIDERATION: Review FEH mapping and consider draft FEH zone regulations.