

**WATERBURY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**Unapproved Minutes**  
**Monday, December 14, 2015**

Planning Commission: Rebecca Washburn, Chair; Mary Koen, Ken Belliveau, Sarah McShane

Staff : Steve Lotspeich, Community Planner; Patti Spence, Secretary

Public:

Joel Baker, Revitalizing Waterbury (RW) and Waterbury resident

Paul Reed, Revitalizing Waterbury (RW) and Waterbury resident

Jason Wulff, Revitalizing Waterbury (RW) and Waterbury resident

Jason Gibbs, Project Coordinator for Developer

**PC AGENDA REVIEW**

No changes were made.

**COMMENTS FROM THE GENERAL PUBLIC**

Joel Baker commented, on behalf of RW:

1. RW is concerned with the vitality of the Village of Waterbury.
2. Their greatest concern is that the proposed regulations are exceeding the requirements of the insurance program and perhaps are too stringent to invite business to build in the Village.

**DISCUSS WATERBURY FLOOD HAZARD AREA REGULATIONS, DRAFT #2**

1. Steve Lotspeich distributed some sketches for elevating buildings. He had sketches for two properties in the Village of Waterbury that indicated different scenarios for elevating a building above the flood levels being discussed.
2. Jason Gibbs stated that his client would be supportive of 2 feet above the 100 year floodplain as presented at the 11-23-15 meeting.
3. Ken Belliveau indicated he supports only references to the 100 year floodplain, not the 500 year floodplain, in the proposed regulations. Therefore he would support changing the references to the 500 year floodplain.
4. The current draft is draft #3 and the new changes are tracked in blue type.
5. The following options were proposed for elevating structures that are substantially improved or are new: Existing structures - 2 feet above the 100 year floodplain, new structures - 3 feet above the 100 year floodplain

Draft #3 updates

1. Change all references to the 500 year flood level to the 100-year flood level.
2. Mary asked that there be guidelines established that would go along with the regulations that would provide additional information to permit applicants. The Town of Richmond, Vermont has established similar guidelines.
3. Give consideration to incentives for meeting or exceeding the requirements, especially elevating buildings.

## MOTION

Ken Belliveau moved and Mary Koen seconded the motion that the Planning Commission recommend Draft #3 of the Flood Hazard Regulations, dated December 14, 2015, and that the Draft be forwarded to the Trustees and Select Board, with the following changes:

1. All references to the 500 year flood level shall be changed to the 100 year level or the 1% chance of flooding.
2. For new construction the standard will be three feet above the 100-year flood level.

VOTE: The motion passed with three affirmative votes and one abstention.

And for clarification:

1. Substantial improvement of existing structures the standard will be 2 feet above the 100 year flood level.

## APPROVAL OF MINUTES

### MOTION

Ken Belliveau moved and Mary Koen seconded the motion to approve the minutes of September 14 and 28, 2015.

VOTE: Passed with three affirmative votes and 1 abstention.

### MOTION

Ken Belliveau moved and Mary Koen seconded the motion to approve the minutes of October 19, 2015 as presented.

VOTE: Passed with three affirmative votes and 1 abstention.

### MOTION

Mary Koen moved and Ken Belliveau seconded the motion to approved the minutes of November 2, November 9 and November 23, as amended.

VOTE: Passed with three affirmative votes and 1 abstention.

## OTHER BUSINESS

### REVITALIZING WATERBURY

Get a copy of the agreement between the Town of Waterbury and RW regarding the funding for the Economic Development Director. Discuss concerns raised over inherent conflicts with Bill Shepeluk.

### PLANNER'S REPORT:

1. The Verizon Wireless application for the North Hill cell tower is being opposed by the Select Board.
2. Waterbury did not get the Municipal Planning Grant for the growth centers study.
3. The Town staff are working with the Central Vermont Regional Planning Commission staff on updating the approved Hazard Mitigation Plan using the Hazard Mitigation Grant Program grant that we have received.

## ZONING ADMINISTRATOR'S REPORT:

October 20, 2015 - December 14, 2015

### TOWN ZONING PERMITS

Permit #	Applicant/Owner	Location/Project	Action
65-15T	Momsen Katherine F Revocable Trust	485 Ruby Raymond Road (shed)	Approved
66-15T	Gilson William & Rebecca	109 Twin Peaks Road (shed)	Approved
67-15T	Conoscenti Dale & Shawna	1800 Shaw Mansion Road (addition)	Approved
68-15T	Haasper Carl	516 Ring Road (home office)	Approved
69-15T	Apao, William & Miller, Carol	238 Back Pasture Lane (studio apartment)	Approved
70-15T	Brown Duncan	244 Howard Ave (renovation)	Approved
71-15T	Farmhouse Properties LLC	76 McNeil Road (sign)	Approved
72-15T	Farmhouse Properties LLC	76 McNeil Road (sign)	Approved
73-15T	McKenzie Alexander	150 Stuart Lane (Home Occupation)	Approved
74-15T	Reed Paul	Lot 8 Bear Creek Lane (Modify clearing limits)	Pending (DRB)
75-15T	Kessler Theodore & Deborah	105 Misty Hollow Road (deck)	Approved
76-15T	Curtis Todd	416 Henry Hough Road (Appeal of SFR)	Pending (DRB)

### VILLAGE ZONING PERMITS

33-15V	Waterbury Town of	32 N Main Street (picnic shelter)	Pending (DRB)
34-15V	Waterbury Village of	0 River Road (shed for dog park)	Approved
35-15V	Waterbury Commons LLC	Waterbury Commons Lot 5 (single dwelling)	Approved
36-15V	Waterbury Town of	82 Armory Drive (storage shed)	Approved
37-15V	Provencher Jay	137 S Main Street (add lighting)	Approved
38-15V	Grace, Jeffrey & Jonathan	81 S Main Street (porch)	Approved
39-15V	Steiner Paul F Family Trust	17 S Main Street (BLA)	Approved

### OTHER

Continued work for Waterbury's inclusion into the FEMA's Community Rating System  
Maintain list of recommended zoning changes ready for 2015 re-write

### NEXT MEETING:

The next meeting will be held on Monday, January 11, 2016 at 7:00pm at the Steele Block large conference room since the Select Board is meeting that evening at the Fire Station.

### ADJOURNMENT

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Patti Spence  
Secretary