

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, March 14, 2016

Planning Commission: Ken Belliveau, Vice-Chair; Sarah McShane, Mary Koen

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

Ken Belliveau opened the meeting at 7:09 p.m. at the new Municipal Offices at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

No changes were made to the agenda.

COMMENTS FROM THE PUBLIC

No members of the public were present to give comment.

DISCUSSION OF PLANNING COMMISSION WORK PLAN

#4 from the 2/22/16 Planning Commission minutes:

We would come up with a draft land use map showing where our growth centers could expand. We would take a master planning approach with overlays using the maps in the Municipal Plan and additional mapping could be produced by the Central Vermont Regional Planning Commission. Some of the mapped data to be considered would be the opportunities of current areas served by the public water and sewer systems, suitable soils with on-site septic capacity, and various constraints such as flood plains, wetlands, etc. By comparing the mapped data we can see where there are opportunity zones for higher density future development. Steve sees this as laying the ground work and educating ourselves about the village areas and the associated land.

1. Steve Lotspeich brought some maps to identify the types of mapping that the PC can be looking at.
2. Enlargements of or overlays to existing maps can be considered.
3. The PC's work plan includes determining where there is opportunity for development.
4. The PC timeline lists the tasks involved in the first 3 months of analysis.
5. The various zoning districts were looked at and discussed.
6. Ken suggested determining a focus.
7. Steve wants to get a sense of what types of information the PC would like to look at.
Examples: wildlife, wetlands, existing public wastewater and water districts plus:
 - a) historic districts including Village of Waterbury, Mill district, Colbyville - overlay with one of the maps
 - b) determine the boundary of the potential growth to be examined
 - c) discuss potential extensions of the public wastewater and water supply systems
8. Mary requested a contour map.
9. Should/could existing downtown overlay districts be considered for expansion including:
 - a) designated downtown
 - b) historic district
 - c) design review district

Next step: Steve will work on and provide a base map with contours and overlays. Timeframe - will try for the next meeting on March 28th but it may take longer for the CVRPC staff to produce the map(s).

APPROVAL OF MINUTES

The minutes of the meeting on February 22, 2016 were reviewed.

Motion:

Mary Koen moved and Sarah McShane seconded the motion to approve the minutes of February 22, 2016, as amended.

Vote:

Passed unanimously.

PLANNER'S REPORT

1. The candidate for Zoning Administrator, Dina Bookmyer-Baker has accepted the position and has started.
2. Amendments to the Flood Hazard Regulations - the Select Board and Trustee's public hearing was held on March 7th. Select Board and Trustees will deliberate on the amendments at a future joint meeting. If any substantive changes are made to the draft amendments the boards will hold a 2nd public hearing on the proposed changes and request a report from the Planning Commission on those proposed changes.
3. The Campus & Downtown Area zoning bylaw amendments were approved and will go in to effect on March 28th.

STATE PERMITTING UPDATE

The Verizon cell tower is still a "hot" topic. The deadline for submittal of the aesthetic study that is being done by the consultant firm LandWorks has been extended until the end of March, 2016.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Patti Spence
Secretary