

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, April 25, 2016

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

Staff: Steve Lotspeich, Community Planner; Judi Byron, Secretary

Public: None

The Chair opened the meeting at 7:30 p.m. at the Municipal Offices at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

No changes were made

COMMENTS FROM THE GENERAL PUBLIC

There were no members of the general public present to comment

DISCUSSION OF APPLICATION FOR VILLAGE DESIGNATION FOR WATERBURY CENTER VILLAGE

Steve gave an update on his meeting with Monica Callan and Peter Holm who recently purchased the Grange Hall in Waterbury Center. In renovating the building and making improvements they could be eligible for state historic, code improvement, and accessibility modification tax credits if the town can apply for and obtain the Village Center Designation in late May and early June. Steve, Monica and Peter met on site with Richard Amore of the Vermont Department of Housing and Community Development (DHCD) who oversees the Designation Program.

Richard's suggestion was to keep the boundaries of the proposed Village Center area fairly constrained, including buildings of significance: the Grange, the Seminary Building (which received federal and state historic tax credits), and the Maple St. Fire Station. There was discussion of what buildings to include or leave out. The post office is off the map and there is a gap between the post office and the historic buildings around the triangle park. The question was raised whether the boundary of the proposed area needed to follow parcel boundaries. The State recommends not including undeveloped open space on parcels. Becca offered the suggestion to not think about what the area looks like today but what it will be like in the future. It was resolved to recommend including all existing structures in the Waterbury Center Village Park Historic District.

Steve reported that Monica has committed to public outreach prior to the meeting with the Select Board on May 16th when they will need to authorize the submittal of the application. Steve will set up a public meeting prior to the 16th and get an invitation letter out to all the property owners in the proposed area within the next week inviting them to that meeting.

DISCUSSION OF FUTURE DEVELOPMENT STUDY FOR THE VILLAGE OF WATERBURY

Steve presented the Land Cover Map from National Land Cover Database (NLCD) that Dan Currier with the Central Vermont Regional Planning Commission forwarded and compared it with the Land Use / Land Cover map from 1998 that the Regional Planning Commission developed for the Waterbury Municipal Plan. Steve thought that the Municipal Plan map has a better breakdown of specific developed areas whereas the NLCD classifications show the intensity of use but not an adequate specificity of use. The Planning Commission recommended going with an update of the Land Use / Land Cover Map from our Municipal Plan as a model for the new map for the future development study. Steve will communicate this approach to Dan so he can generate a map based on the area we are looking at.

OTHER BUSINESS

Becca tabled the rest of the agenda.

APPROVAL OF MINUTES

The minutes of the meeting of April 11, 2016 were reviewed.

MOTION:

Ken Belliveau moved and Sarah McShane seconded the motion to approve the minutes of April 11, 2016, as amended.

VOTE: Passed unanimously.

ADJOURNMENT

The meeting was adjourned at 08:05 p.m.

Respectfully submitted,

Judi Byron
Secretary

