

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, June 27, 2016

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

Staff: Steve Lotspeich, Community Planner

Public: Rob Dombrowski, DRB member

The Chair opened the meeting at 7:16 p.m. at the Municipal Offices at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

Becca requested that the topic of appointing a new Chair and Vice-Chair for the Planning Commission be added to the agenda. This item was added after Comments from the General Public.

COMMENTS FROM THE GENERAL PUBLIC

Rob Dombrowski, a Development Review Board (DRB) member who is a resident of Waterbury Center, expressed concern about the adequacy of road infrastructure to support the level of subdivision and development occurring in Waterbury. He mentioned the intersection of Guptil Rd. and Waterbury-Stowe Rd. (Route 100) specifically as a bottleneck at busy traffic times that needs to be addressed. The alternate Town road that was proposed in the corridor study for Route 100 in the 1990's, that would connect Guptil Rd. to Lincoln St. and Stowe St., was also mentioned as a way to accommodate existing and future growth in the Town.

Ken Belliveau said that a lot of the infrastructure such as Route 100 is owned and maintained by the State of Vermont and the logistics of improving certain intersections can be difficult and expensive. Subdivision Regulations that would have addressed private road infrastructure were drafted by the Planning Commission in 2009 were rejected because they were viewed as being too complicated and expensive for developers to implement. Our current Subdivision Regulations do not address road infrastructure.

Concentrating development in the existing Village of Waterbury is desirable but limited due to floodplain constraints.

It was agreed that engaging the DRB members and a possible joint meeting is a good idea. The agenda for a joint meeting can be fairly open to focus on sharing ideas and concerns.

DISCUSS APPOINTING A NEW CHAIR AND VICE-CHAIR FOR THE PLANNING COMMISSION

The topic of who should be the next Chair and Vice-chair of the Planning Commission was discussed. Ken Belliveau and Mary Koen are both willing to take leadership roles. It was decided to include this topic on the agenda for the next Planning Commission meeting on July 11th when it is anticipated that Becca Washburn can participate in the discussion and vote.

The vacant position on the Planning Commission was also discussed. Steve Lotspeich agreed to have Carla advertise the open position again.

FOLLOW-UP DISCUSSION REGARDING RENEWAL OF DOWNTOWN DESIGNATION

Steve Lotspeich is working with the staff of Revitalizing Waterbury on the application for renewal of Downtown Designation. The preliminary application is due by August 1st and the final application is due in early November. Mary Koen asked if the required Community Update in the application has to include specific projects that have occurred in the downtown in the past five years. Is there a consequence if we don't have any new projects? Steve explained that the projects can be private such as the Prohibition Pig Annex. They don't have to be projects that have been accomplished by Revitalizing Waterbury but can be projects that RW has supported. The same is true for historic preservation projects. Steve's understanding is that there is not a set number of projects that have to be accomplished in each five year period.

DISCUSSION OF FUTURE DEVELOPMENT STUDY FOR THE VILLAGE OF WATERBURY

Steve presented a revised Land Use / Land Cover Map and a first draft of the Natural Resources Map prepared by the Central Vermont Regional Planning Commission. Regarding the natural resources map, the location of a Natural Heritage Site (significant natural community, rare, threatened, and endangered species) near the Waterbury Railroad Station was questioned. The state is very guarded in terms of what these sites actually are in order to protect them. Steve will try to get some additional information on this site.

It was agreed to have parcels added to the natural resource map. He will see if steep slopes can be incorporated. Steep slopes will probably be included as a separate map for readability.

The historic districts map should include which parcels have contributing structures. Steve will get a map done with the boundaries of the historic districts for the first draft then the information on contributing structures will have to be added later on when time allows.

A public facilities map will be created that will show the areas served by the water and wastewater systems and the facilities such as the wastewater treatment plant and main pump station will be included with symbols.

The revised Land Use / Land Cover map was discussed. It was agreed to take off the layer for colored roads and parking lots because the data is partial. It was agreed to add street and road names to the map. The green color for "outdoor recreation" will be darkened so it is not confused with "scrub/shrub" areas.

It was agreed to hold a public meeting on this study in September, once the maps are substantially complete and the vacation season is over.

ZONING ADMINISTRATOR'S REPORT

The Zoning Administrator's Report for the period of May 24th to June 27th. The Planning Commission appreciates the way the reports are set up in tabs for the entire year so far. They

would like to have information on the types of the DRB reviews that have either be referred or held. They noticed that two of the project descriptions are missing. Steve will ask Dina Bookmyer-Baker to revise the report and distribute it to the Planning Commission via e-mail.

The reports will continue to be done on a monthly basis, preferably for the first Planning Commission meeting each month.

PLANNER'S REPORT

Steve gave an update on the HMGP Home Elevation project. The house on Healy Ct. has been jacked up, slid to the side, and the foundation is currently being raised. The Town has hired three different consultant firms in Architecture, Architectural History, and Archaeology, to carry out the work on the other eight homes to satisfy the federal Historical Preservation Act, Section 106, process to the FEMA funds for construction can be released.

Steve announced that the state Downtown Board approved Village Center Designation for the triangle park area of Waterbury Center village, this morning (June 27th).

Regarding state permitting, there are several permitted projects that have been recently completed such as the SunCommon building on U.S. Route 2, and others that are under construction but there is very little current state permitting activity.

APPROVAL OF MINUTES

The minutes of the meeting of June 13, 2016 will be reviewed at the next Planning Commission meeting scheduled for July 11th.

ADJOURNMENT

The meeting was adjourned at 9:02 pm.

Respectfully submitted,



Steve Lotspeich
Community Planner