

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, July 11, 2016

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

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

The Chair opened the meeting at 7:00 p.m. at the Municipal Center at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

There were no changes made to the agenda.

COMMENTS FROM THE GENERAL PUBLIC

There were no members of the public at the meeting to provide comments.

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

Sarah McShane moved and Becca Washburn seconded the motion to elect Ken Belliveau as Chair and Mary Koen as Vice-chair of the Planning Commission, effective for one year.

Vote: Passed unanimously.

DISCUSSION OF FUTURE DEVELOPMENT STUDY FOR THE VILLAGE OF WATERBURY

Steve presented the updated base mapping developed by the CVRPC. There are two maps, the land use / land cover and the natural resources map.

Sarah requested that the various categories be further defined.

Ken suggested we could limit categories to try to group more similar types in to a larger category.

There are other maps to be looked at, including the historic district, utility and facilities, steep slopes, and the zoning maps.

The following errors were pointed out:

1. Institutional marking at Crossroads and Rte. 100 where the church has been converted to mixed residential/commercial.
2. Twin Peaks Rd., Waterbury Center - the end of the road is marked as wetlands on the natural resources map and forest on the land use / land cover map. Steve will request that the land use /land cover map have the all the wetlands marked on it.
3. Some of the white areas are not parking lots it is just the way the maps is lining up, including ponds that are misaligned on other layers.
4. Make the contour of the natural resources map lines up with the land use map.

Steve commented that the focus of the study should be to look at the fringe areas of the current Village of Waterbury to see what where the Village can be expand with higher density development in the future. Steve will have the maps updated to show the boundary of the Village of Waterbury, as well as the separate utility and facilities map that will show the Village boundary which is also the wastewater service area.

On the natural resource map the significant soils are broken in to two categories, prime and statewide soils. In our zoning regulations for subdivision Waterbury regulates only the prime and not statewide soils. Both soil categories are regulated at the state level through Act 250.

DISCUSSION OF MUNICIPAL PLANNING GRANT APPLICATION

The grant would be used to fund a comprehensive re-write of the Zoning Regulations. Steve prepared a draft of the scope of work and areas that will need to be included in the application.

The topic of "form based code" was discussed. The PC would be interested in hosting a guest speaker on the topic and possibly hold a public informational meeting.

It was agreed to focus and list the larger initiatives for review at the next PC meeting.

PLANNER'S REPORT

Regarding energy siting, the original S. 230 bill was vetoed. In a special session a substitute bill was passed that is S. 260. Steve will forward that summary of that bill as a follow up. The bill does not institute renewal energy requirements that would be incorporated into zoning but does affect the way siting criteria can be incorporated into our municipal plan.

The Public Service Board has indicated they will take additional testimony on the Verizon tower proposed on North Hill, but they have not scheduled a hearing yet.

A letter from to the PC from Revitalizing Waterbury (RW) was emailed to all of the PC members indicating RW's desire to work with the PC.

APPROVAL OF MINUTES

Ken Belliveau moved and Mary Koen seconded the motion to approve the Planning Commission minutes of June 13, 2016 and June 27, 2016, with corrections.

Vote: Passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Respectfully submitted,



Patti Spence
Secretary