

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, September 12, 2016

Planning Commission: Chair: Ken Belliveau, Sarah McShane, Mary Koen

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

The Chair opened the meeting at 7:05 p.m. at the Municipal Center at 28 N. Main St.

Public:

Zoe Gordon, Waterbury Economic Development

Hershel Murry, Resident

AGENDA REVIEW AND MODIFICATIONS

There were no changes made to the agenda.

COMMENTS FROM THE GENERAL PUBLIC

There were no public comments.

DISCUSS FUTURE DEVELOPMENT STUDY FOR VILLAGE OF WATERBURY

- Discuss the base mapping developed by the Central Vermont Regional Planning Commission including the land use / land cover, natural resources, public utilities and facilities, steep slopes, and historic districts maps, and a synthesis of these maps to be presented by staff.
- Other aspects to consider.

Steve presented the revised maps: Steep Slopes, Public Utilities, Natural Resource, Land Use, Historic Districts

Note: Country Club Rd is still not corrected.

Ken suggested a that a map of the future wastewater service area would be a good tool to have. This would show what parcels are available for hook up to wastewater. Steve pointed out that currently only Village residents can hook up to the wastewater system. Village and Town residents can hook up to Village water. The potential now for wastewater is only within the Village boundary.

Steve then presented an overlay sketch map that shows constraints, showing steep slopes, significant natural resources, prime ag soils, streams. Then an overlay was done indicating some potential areas outside of the Village that have potential opportunity for higher density development.

Steve will make an enlarged copy of the zoning map for the next meeting.

Next steps:

1. Continue overlay mapping to identify areas for future higher density development. Plan to do this at the next meeting.
2. Go out on site exploration walks.
3. Talk to some of the landowners of the areas being identified for future development.
4. Hold a public meeting to get input on what residents see as potential growth areas. Ken suggested holding a public meeting once we have some clear sites to present as options and keep the dialogue open for other sites the public may identify.
5. Look at October 24th for the public meeting.
6. Answer the question: Do we want to consider other areas that are currently zoned for lower density development but could be changed to allow higher density? Should these areas allow any commercial development or only residential development?

MUNICIPAL PLANNING GRANT

The Municipal Planning Grant to fund a comprehensive re-write of the Zoning Regulations is due October 31st. The Select Board will need to approve submitting grant application prior to that date.

Steve discussed considering Form Based Code regulations as part of this project. Ken pointed out that it is a large undertaking, including expense, time and labor and hiring a consultant. Taking a step to inform the public and get input with an educational meeting may be a good start. Also isolating the area(s) to be considered for Form Based Code is advisable.

Steve needs to get an estimate from a consultant up front to include with the grant. A RFP would be put out after the grant is received.

Steve presented a preliminary municipal grant application overview.

1. It was suggested to leave out any revisions to the subdivision regulations.
2. Ken suggested adding bike racks under parking criteria. Steve said adding an alternative transportation section could be considered.

OTHER BUSINESS

Steve presented the current Zoning Administrator's Report that is attached to these minutes.

Ken asked that the site plan for the Sunoco location on Route 100, across from Jimmz Pizza be reviewed in light of the vehicles currently being parked in the right-of-way for Route 100 and safety concern that raises.

State permitting:

1. Ivy Computer has applied to the state Public Service Board (PSB) for a Certificate of Public Good to add a second array of solar panels on their property on Waterbury-Stowe Rd. (Route 100). The proposed solar panels are in the same location as the approved parking area for the Waterbury Playhouse. Steve requested approval to send a letter to the PSB on behalf of the Planning Commission stating that this creates a conflict.

Motion:

Sarah McShane moved and Mary Koen seconded the motion to authorize Steve Lotspeich to send a letter to the state Public Service Board stating that the application from Ivy Computers for the proposed solar panels on the site of the Waterbury Playhouse on Route 100 conflicts with the approved site plan for parking on that site.

Vote: Passed unanimously.

Add to the agenda for the next meeting - discussion of sign-off on email notices.

APPROVAL OF MINUTES

Motion:

Sarah McShane moved and Mary Koen seconded the motion to approve the Planning Commission minutes for August 8th. as amended.

Vote: Passed unanimously.

ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Respectfully submitted,



Patti Spence
Secretary

