

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, October 24, 2016

Planning Commission: Chair: Ken Belliveau, Rebecca Washburn, Sarah McShane

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 attending:

Skip Flanders, Mark Frier, Bill Shepeluk, Jane Brown, Zoe Gordon, Anne Imhoff, Natalie Sherman, Cindy Lyons, John Woodruff, Judy Woodruff, Bill Woodruff, Tom Gouert

AGENDA REVIEW AND MODIFICATIONS

None were made. General comments will be held until after the public meeting.

DISCUSS FUTURE DEVELOPMENT STUDY FOR VILLAGE OF WATERBURY

Steve Lotspeich introduced the project. One of the goals in the 2013 Municipal Plan is related to the growth centers of the Village of Waterbury and Waterbury Center village. This discussion is specific to the Village of Waterbury area. This is for both residential and commercial development, identifying areas that have any potential for higher density development with current zoning or with a change in zoning.

This meeting is a "broad brush" effort to start discussion on areas of potential development and areas where residents want to avoid higher density development.

Several maps were reviewed identifying natural resources, steep slopes, land use/land cover, public utilities, historic districts, and zoning and will be posted on the Town of Waterbury website.

Annexing an area into the Village has to be petitioned by the landowner and must be approved by the Village voters. This has to be done to allow a property to have Village wastewater. However public water is available to landowners outside of the Village of Waterbury.

A discussion regarding the process to get on the Village wastewater system took place. Annexing is required. Currently it is the property owner's expense to extend the sewer main, although grant money could be applied for. It is an expensive venture and may deter developers from considering building in certain areas of the Town.

Should the Village consider higher density housing in the Village area, currently zoned "Village Residential"? The "Village Mixed Residential" zoning district allows multifamily housing and these areas could be expanded.

Sprawl development along Route 100 north of Ben & Jerry's was brought up as a concern.

One of the areas discussed was on Lincoln Street near the park & ride. One attendee suggested this may be a higher density area, going out toward Colbyville. Most of this is currently located in the Town with the exception of the Country Club of Vermont that is located in the Village.

When identifying opportunities the PC has to recognize constraints such as available parking.

The Planning Commission was asked by the Select Board to take a closer look at the Historic Districts, specifically relative to demolition of historic structures.

Next steps:

1. The Planning Commission will develop more specific recommendations for areas to consider for higher density future development.
2. The Planning Commission will continue to involve residents and hold additional public meetings.

The public meeting ended at 8:20 p.m.

COMMENTS FROM THE PUBLIC

Concern with the zoning related to the adequacy of the private road at Waterbury Commons near the lower end of Perry Hill Rd. was brought up. Specifically the concern is that emergency vehicles will have difficulty turning around. There is limited road width and access would be difficult if any of the homes had extra vehicles parked in the road.

OTHER BUSINESS

The Zoning Administrator's report from Sept.13 - Oct. 24 was reviewed.

APPROVAL OF MINUTES

The minutes for the Planning Commission meeting held on October 14, 2016 were reviewed.

MOTION:

Sarah McShane moved and Rebecca Washburn seconded the motion to approve the minutes of October 14, 2016.

VOTE: Passed unanimously, 3 to 0.

ADJOURNMENT

The meeting was adjourned at 9:00 pm.

NEXT MEETING

There will be no meeting on November 14th due to the lack of an available quorum of the Commission. The next meeting will be November 28th.

Respectfully submitted,



Patti Spence
Secretary