

**WATERBURY PLANNING COMMISSION
WATERBURY CONSERVATION COMMISSION
JOINT MEETING
Approved Minutes
Monday, June 26, 2017**

Planning Commission: Ken Belliveau, Chair; Mary Koen, Eric Gross; Mark Ray

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

Guest: Eric Vorwald, Central Vermont Regional Planning Commission (CVRPC)

Conservation Commission: Alan Thompson, Chair; Mike Hedges, Meg Taylor, Steve Hagenbuch

Public: Alyssa Johnson, Economic Development Director

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

AGENDA REVIEW AND MODIFICATIONS

There were no changes made to the agenda.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were none.

ENERGY PLANNING PROJECT

The joint meeting was set up to discuss the natural resource constraint maps, and energy data and targets that were provided by the CVRPC.

Having an energy plan gives the Town of Waterbury substantial deference in the reviews of Public Service Board (PSB) applications relative to renewable energy development in our Town. The goal is to identify all of areas where we want to limit and encourage the placement and development of renewable energy facilities. If the town prohibits the development of certain types of renewable energy facilities in a certain area, the Town must prohibit all development in that identified area.

Discussion

1. The constraint maps for the four types of renewable energy generation, solar, wind, hydroelectric, and biomass, are a guideline. Possible constraints that are very generally identified on the map, such as a deer wintering areas, can be studied and mapped in more depth with more accuracy as part of a renewable energy proposal with possible input and comment from the State (ANR and/or Fish and Wildlife).
2. An additional possible constraint is areas with agricultural soils that are prime or of statewide significance. These may be areas attractive for solar energy development but they may not be areas the Town wants to see developed and covered with solar panels.
3. The identification of animal habitat for species such as Bobolinks that are vulnerable and getting rare but are not on the map as a protected species. Direction: identify them and list what conditions could protect this habitat (such as limiting the scale of the project)

4. The document with regulatory importance in the PSB review process for renewable energy applications is the Municipal Plan.

There are areas that have been identified by the Conservation Commission and the State such as critical wildlife corridors that are not currently on the constraints maps. The conservation Commission members offered to create a map or maps to further identify these areas.

1. Shutesville Hill wildlife corridor. This corridor is made up of Highest Priority Forest Blocks that are a critical connection between the major forest systems of Mt. Mansfield State Forest and the Worcester Range. It has not been mapped at the refined scale that the Conservation Commission wants to have considered. The issue of making a qualitative written constraint versus a mapped constraint was discussed.
2. Protecting forest soils, site class 1 was discussed. Also using ACT 250 criteria as guidance for known constraints was discussed.
3. Rare, threatened and endangered species that are not on the map such as bats were discussed.
4. Aesthetics was discussed. The most common complaint about renewable energy development is the impact on aesthetics. The challenge is identifying and mapping the aesthetic resource such as the quality of our scenic vistas. The guidance is to have the Municipal Plan be more specific and to explain why these areas are important.

Next steps

1. The Conservation Commission (CC) should provide draft language so it can be incorporated into the draft energy plan.
2. The CC will be working on some constraint maps of the resources that they want to have protected.
3. The maps created by CVRPC may need to be modified so certain layers do not cover up other more critical and important layers.
4. The end of July is the deadline for the municipality to have a draft energy plan that addresses the standards in Act 174, submitted to CVRPC. It is a draft or work in progress that can be further amended after the end of July and can ultimately be incorporated into the next Municipal Plan.

WATERBURY ZONING REGULATIONS – RE-WRITE

1. Steve distributed a draft table of contents that he had put together.
2. Another example, a table of contents from Milton was looked at. The Milton example was determined to be too detailed for Waterbury.
3. A use table example from Barre City was distributed, which is a table similar to the current table in the Waterbury zoning regulations. The difference is where that the use definitions are included in the Barre table.
4. It was agreed that there should be a page for each Zoning District that includes the purpose of the district plus all the allowed permitted and conditional uses for that district.
5. Another option is to have the table as an appendix to the regulations.

Brandy has offered to take the current regulations and put them in to the format decided on. She is available to come to the PC meeting on July 24th.

Next Steps:

1. Steve will take the feedback and provide another draft of a more detailed table of contents for the next meeting

OTHER BUSINESS

REVIEW AND APPROVAL OF MINUTES

MOTION:

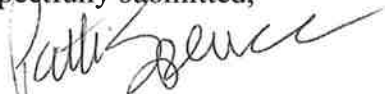
Mary Koen moved and Eric Gross seconded the motion to approve the Planning Commission minutes for June 12, 2017, as amended.

VOTE: The motion passed

ADJOURNMENT

The meeting was adjourned at 9:15 pm.

Respectfully submitted,



Patti Spence
Secretary

