

**WATERBURY PLANNING COMMISSION
MEETING
Approved Minutes
Monday, July 10, 2017**

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

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

Guests – Waterbury LEAP: Duncan MacDougall Chair, Trevor Luce, Brian Woods

Public: Alyssa Johnson, Waterbury Economic Development Director; Martha Staskus, renewable energy consultant

The Chair opened the meeting at 7:00 p.m. in the Library SAL room 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.

REVIEW AND APPROVAL OF MINUTES

MOTION:

Mary Koen moved and Becca Washburn seconded the motion to approve the Planning Commission minutes of June 26th, 2017, as amended.

VOTE: The motion passed 5 - 0

ENERGY PLANNING PROJECT

The joint meeting with the Waterbury Local Energy Action Partnership (LEAP) was set up to discuss the natural resource constraint maps, and energy data and targets that were provided by the CVRPC in the draft local energy plan.

Having an energy plan gives the Town of Waterbury substantial deference in applications relative to energy development that are before the Public Service Board (PSB). The goal is to identify areas where we want to encourage the development of renewable energy projects and where we want to limit development of projects. It was reiterated that if we prohibit the development of a type of renewable energy in an area we have to prohibit all development in that identified area.

The local energy plan will be approved as part of the Municipal Plan. Then updates will occur along with the re-approval of the Municipal Plan, which will be every 8 years after the 2018 update. However the Town could amend the Energy Plan and/or the State could require updates through changes to ACT 174 at any time.

The following points were made in the discussion with the Waterbury LEAP members and Martha Staskus who is a local renewable energy consultant:

1. Solar energy is still a prime area for growth in Waterbury.
2. Energy conservation is another area of focus and great opportunity for energy savings.
3. LEAP provides education and offers ways for consumers to save money while conserving energy.
4. What incentives are available to move the goals forward?
5. Consider adding some quantification to the goals.
6. There are opportunities for Bike & Pedestrian projects to be part of the plan and contribute to saving energy in transportation and recreation. The need and associated challenges related to required public easements for paths and trails on private property was discussed.
7. It will be important to have the Select Board review the initial recommendations in the local energy plan. LEAP and the Conservation Commission can help the PC educate the Select Board on these issues.
8. We should check the data in the draft energy plan to see if existing solar generation and the targets for solar are based on consumption.
9. There may be needed zoning amendments that will come out of the plan in order to effectively promote renewable energy projects, such as a requirement to install Electric Vehicle (EV) charging stations in parking lots over a certain size.
10. What is the definition for the referenced “electric efficiency”?

Next steps for LEAP:

1. Take a look at the targets and make suggestions.
2. Suggest goals that can be set for the use of renewable energy for transportation.
3. Provide some ideal scenarios for the energy plan.
4. Be prepared to support the plan when it goes to the Select Board
5. Give the PC some input on the mapping regarding the natural resource constraints.
6. Initial comments were requested by July 17th so they can be incorporated into the draft local energy plan

Renewable energy consultant and Waterbury resident, Martha Staskus, encouraged the PC to update the data in the plan. Some of the references in the data and sources are out of date. In terms of considerations they include: how do we get to the target goals; what are the unique resources to protect.

WATERBURY ZONING REGULATIONS – RE-WRITE

1. Steve provided another draft Table of Contents (dated 7-10-17).
2. Missing items include: exemptions (currently part of Section 400, Compliance With This Bylaw; exemptions from site plan review are currently listed under Section 301, Site Plan Review and Approval), and limitations on the review of development on state and other public/community owned property.
3. Replace the word “Article” with “Chapter”
4. Indent sections under “Chapters” and make “Chapters” bold type
5. Section 5.7 – add “designated downtown”
6. Please look at where “Hair Salons” fall and if the regulations are too prohibitive (request from Mary's hairdresser)

7. If certain overlay districts apply to certain zoning districts can the regulations cross reference where else the user needs to look (Alyssa Johnson's request)?
8. What general regulations apply to all zoning districts?

NEXT STEPS:

1. Prior to the next PC meeting on July 24th communicate with the PC (via email) and determine the goals for meeting with the consultant Brandy Saxton at the meeting. Give a week to review.
2. Suggestion – have one page to review for each zoning district.
3. Have the Middlesex zoning district charts/tables to review (also East Montpelier).

OTHER BUSINESS

None.

ZONING ADMINISTRATOR'S REPORT

The report for June, 2017 was distributed.

ADJOURNMENT

The meeting was adjourned at 8:48 pm.

Respectfully submitted,



Patti Spence
Secretary