

WATERBURY PLANNING COMMISSION

Draft Minutes

Monday, December, 4, 2017

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

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

Public: Alyssa Johnson, Economic Development Director

The Chair opened the meeting at 7:00 p.m. at the conference room on the second floor of the Steele Block, 46 S. Main St.

AGENDA REVIEW AND MODIFICATIONS

No changes were made.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were none.

REVIEW AND APPROVAL OF MINUTES

Eric Gross moved and Mary Koen seconded the motion to approve the Planning Commission minutes of Nov 27, 2017, as amended and corrected.

Vote: The motion passed 3 – 0.

WATERBURY ZONING REGULATIONS – RE-WRITE

Steve received proposed mapping changes and a draft of Article 3 from Brandy. He will be meeting with Brandy to make the first round of edits before the draft text and maps are forwarded to the Planning Commission. The revised drafts will be e-mailed to the Planning Commission prior to the next meeting on December 18th. The existing zoning maps that are dated 2013 were reviewed.

VILLAGE DOWNTOWN AREA

Defining the boundary lines for the various zoning districts in the downtown area was discussed. The complexity of the numerous zoning districts could be simplified. For example, the village mixed residential allows for multi-family housing while the village residential does not. One district allows office use while the other does not. It may be possible to combine these districts. It may also be possible to combine some of the commercial zoning districts in the Village of Waterbury.

Considerations:

- Consider expanding the Downtown Design Review Overlay District and altering some of the review criteria including the demolition of historic buildings.
- Create performance standards for certain proposed uses.

COLBYVILLE AND OTHER AREAS ALONG ROUTE 100

This area has a variety of zoning districts including medium density residential, village commercial, Route 100. Differentiating and then seeing if some of these could be consolidated to fewer districts was discussed. The following additional comments were made:

- Light industrial use is in both the Route 100 and Village Commercial – there is potential to combine these zoning districts and re-configure them.
- We should think about what areas along Route 100 are suitable for commercial development.
- Consider a designated village center and design review in the Waterbury Center village area near Cold Hollow Cider Mill.
- The town neighborhood commercial and village neighborhood commercial have different zoning requirements. Could they be the same district or does the availability of public wastewater versus on-site septic dictate that the requirements in the two areas should be different?
- Should we stick with primarily a design approach to limiting strip type sprawling development in the Route 100 area?
- What should the allowed uses be within the Route 100 corridor?
- Down zoning was discussed – homeowners and commercial property owners may feel this would reduce the value of their property
- Give consideration to the survey results. The full report on the survey is needed from Brandy Saxton.
- Look at the existing commercial nodes and consider expanding mostly in those areas or reconfiguring those areas
- The town mixed residential district allows multi-family; this district could be reconfigured to increase density. Is two units per acre already too lenient considering the high water table in this zone?
- What are the performance standards around multi-family?

Next step: Steve will meet and review all the comments with Brandy and then Brandy will be at the meeting on December 18th.

Ken suggested that the new/revised information be presented in a matrix or a table. The marked up version of section 230 has too many changes to follow in the current tracked changes format. Prior to the next meeting it is suggested that this section is reviewed again.

OTHER BUSINESS

The Floodplain Management Group is meeting Dec. 12th at 10:30am in the Steele Community Room with Gretchen Alexander, one of the River Scientists with the State of Vermont, to review changes to the draft River Corridor maps for Waterbury. Steve will report on the results from this meeting at the next PC meeting.

ADJOURNMENT

The meeting was adjourned at 09:00pm.

Respectfully submitted,

Patti Spence
Secretary