

# **WATERBURY PLANNING COMMISSION**

## **Approved Minutes**

**Monday, December 18, 2017**

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

Staff: Steve Lotspeich, Community Planner;

Consultant: Brandy Saxton, Place Sense

Public: Kellee Mazer; Meg Taylor, Conservation Commission; Alyssa Johnson, Economic Development Director

The Chair opened the meeting at 7:05 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**

Mary Koen moved and Eric Gross seconded the motion to approve the Planning Commission minutes of December 4, 2017, as amended and corrected.

**Vote:** The motion passed 5 – 0.

### **WATERBURY ZONING REGULATIONS – RE-WRITE**

Brandy Saxton has not completed the detailed report on the survey yet.

Steve introduced the discussion of the proposed mapping changes and draft of Article 3, Zoning Districts. He met with Brandy a week ago and she has incorporated many of his suggested changes into the new drafts. The revised draft maps, texts and charts were presented by Brandy. The districts for the Village core were discussed including a new Institutional District for the State Office Complex. The General Business District would replace the current Industrial District. This would include light industrial uses. The Ice Center site could alternatively be in the Mixed Use District rather than the General Business District.

A new Tourism Business District would replace both the Village Commercial District, portions of the Route 100 District, and Town Commercial District. It is also proposed to take in the current Village Mixed Residential District in the vicinity of Crossroad Beverage. Brandy reviewed the existing commercial nodes along Route 100 and mentioned the policy issues regarding whether we want smaller nodes of the Tourism Business District. The issue of creating non-conforming uses in some of the areas along Route 100 was discussed. Some sites such as the parcel with the Energy Mill near Shutesville Hill have been permitted as a Planned

Unit Development and could possibly be developed in the future under that approval regardless of the underlying zoning district.

Governmental use such as the Town Highway Garage was discussed. Because of the limitations of review in state statute it is debated whether zoning can limit the location of a governmental facility. The underlying zoning district would be important if a government owned parcel was sold to a private landowner in the future, in terms of possible re-development.

The Rural and Conservation Districts were discussed. These are primarily residential use areas.

The text for the Base Zoning Districts was discussed starting with the Downtown (DN) District. The permitted uses and size limitations such as up to 2,000 sf. were discussed. The "Food or beverage manufacturing, enclosed" use was discussed. This use would include our existing micro-breweries that operate in conjunction with restaurants including the Prohibition Pig. The other allowed uses in this district include "nightclubs". The minimum lot size of 2,000 sf was discussed. This is less than the 1/8 acre minimum lot size identified in state statute. The function of this state statute is that it controls whether an existing small lot can be developed. The inclusion of the Waterbury Square Shopping Center in this DN District was discussed in terms of compatibility with the character of denser downtown core in the vicinity of Stowe St. The dimensional requirements were also discussed.

The Mixed Use District was discussed. The issue of whether retail use up to 2000 sf should be included was discussed. The allowed commercial uses including "Restaurant, take-out" was discussed. Brandy did an analysis of the lots and uses in the Mixed Use District and with her recommendations for dimensional requirements, 93% of the lots would be conforming. The dimensional requirements would allow for subdivision of some of the lots. The minimum setback of 8' was discussed. The goal is to make more of the buildings conforming with the zoning regulations..

Regarding review standards, Brandy's recommendation is to limit the number of District Standards and make most review standard applicable to multiple districts and overlay districts such as the existing Downtown Design Review standards. Once the general review standards are developed we can come back and fill in the holes with standards that are specific to particular zoning districts as needed.

The Residential 10 (R-10) District was discussed. The number 10 refers to the allowed density of units per acre. This proposed district covers most of the existing Village Residential District. Brandy presented an analysis of the proposed R-10 District. The issue of multi-family use was discussed. Brandy proposes that the higher level of multi-family use be allowed rather than limiting multi-family to no more than four units in one building. The scale of future multi-family buildings was discussed. The specific design standards for this area were also discussed.

The Institutional District was discussed including whether the Stanley Hall / Wasson Hall site should be in a different district. The Campus Overlay terminology may more accurately depict the intention for the look and feel of this district. The allowed conditional uses were discussed. This would provide for a higher level of review for the uses such a multi-family housing or a hospital. The Downtown Design Review / Camus Overlay would still apply to this area.

The General Business District was discussed. This district could include the area in the vicinity of Crossroad Beverage.

The Tourism Business District differs from General Business District in that it includes more auto oriented business such as gas stations and vehicle repair/service. The proposal is to have no drive-throughs allowed in this district. The District Standards address traffic review and requiring industrial uses to include other related uses such as retail or educational components.

The Residential 1 (R-1) District was discussed. The recommended minimum lot size is one acre and the density is one dwelling unit per acre.

The Rural (RL) District was discussed. The density is one dwelling unit for each 5 acres however the minimum lot size for residential is 2 acres which creates an opportunity for clustering lots. The minimum lot size for all other uses is 5 acres.

The Conservation (CON) District has a very limited range of uses allowed. The recommended minimum lot size is two acres and the density is one dwelling unit per ten acres. The Ridgeline/Hillside/Steep Slope Overlay District would still exist in its current configuration.

The suggestion was made to alphabetize the uses within each category in the chart. The uses are currently arranged by a standardized land use classification system that is used nationally.

#### **OTHER BUSINESS**

The Floodplain Management Group met on December 12<sup>th</sup> with Gretchen Alexander, one of the River Scientists with the State of Vermont, to review changes to the draft River Corridor maps for Waterbury.

The Zoning Administrator's Report for November was distributed.

Alyssa Johnson announced the Waterbury Community Summit that will be hosted by Revitalizing Waterbury, Inc. on Saturday, January 6, 2018 from 9:00am to 1:00pm in the Thatcher Brook Primary School gym.

#### **ADJOURNMENT**

The meeting was adjourned at 09:10pm.

Respectfully submitted,



Steve Lotspeich  
Acting Secretary

### Zoning Administrator's Report November 2017

Permit #	Applicant/Owner	Location/Project	Dated Submitted	Action
042-17	Aaron Flint Builders	11 North Main Street (remove barn & renovate)	5/8/2017	Refer to 12/6 DRB (SP-DDR)
091-17	Duffy Joseph & Judith	Wood Farm Road (3-lot subdivision)	9/18/2017	DRB approved (SD)
092-17	Bodan Michael & Katherine	160 Worcester Mtn View (replace deck, add garage; within setback)	9/18/2017	DRB approved (WR)
093-17	Ivy Ventures Inc.	2933 Waterbury-Stowe Road (change of use, commercial buildings)	9/19/2017	DRB approved (SP-CU)
102-17	Malone Demeritt Place Properties	81 & 109 Demeritt Place (change of use)	10/16/2017	DRB approved (SP-CU)
103-17	Powers Vose Trust	967 Maple Street (2-lot subdivision)	10/20/2017	Denied
104-17	Dow Sr., Randy	2398 Perry Hill Rd (residential accessory structure, pole barn)	10/31/2017	Issued
105-17	Farr, John	530 Farr's Landing (boundary adjustment, setback waiver, ROW)	11/6/2017	Refer to 12/6 DRB (BLA-WR)
106-17	McCain Consulting/Green Mountain Club	4715 Waterbury-Stowe Road/Cabin Lane (replace culvert in FHA)	11/6/2017	Refer to 12/6 DRB (FHA)
107-17	Town of Waterbury	25 Butler Street (signs)	11/21/2017	Refer to 12/20 DRB (S)
108-17	Town of Waterbury	116 Maple Street (signs at Hope Davey)	11/21/2017	Refer to 12/20 DRB (S)
109-17	Waterbury Housing Ltd Partnership	2 Stowe Street (multi-family deck)	11/22/2017	Issued
110-17	PGSR LLC	701 US Route 2 (commercial building)	11/27/2017	Refer to 12/20 DRB (SP-CU)
111-17	Waterbury Commons LLC	Lot 14 Waterbury Commons	12/4/2017	In progress
112-17	Williams Jonathan	1058 Maggies Way (accessory structure)	12/12/2017	In progress
113-17	Powers Vose Trust	967 Maple Street (Notice of Appeal)	12/12/2017	Refer to 1/17/18 DRB (A)
114-17	Nelson Rick & Cindy	Palermo Lane Lot 41 (single family dwelling)	12/15/2017	In progress

**OTHER**

Maintain list of recommended changes for 2016-2017 ZR re-write  
Issue zoning compliance letters: 1