

WATERBURY PLANNING COMMISSION

Approved Minutes

Monday, April 9, 2018

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

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

Public: Alyssa Johnson, Economic Development Director; Martha Staskus, Resident; Gunner McCain, McCain Consulting; Dave Lachtrupp, Gristmill Builders

The Chair opened the meeting at 7:02 p.m. at the Municipal Center at 28 N. Main Street

AGENDA REVIEW AND MODIFICATIONS

There were no changes.

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 minutes of March 26, 2018, as amended.

Vote: Approved 4 - 0

WATERBURY ZONING REGULATIONS – RE-WRITE

NOTE: The Planning Commission wants to be sure that the comments from the minutes from all prior meetings on this topic are incorporated into the final draft presented by Brandy Saxton of Place Sense. They requested that Brandy be sent copies of all of those minutes.

Chapter 3, Zoning Districts, was discussed including the proposed zoning maps, and dimensional and density standards.

Steve gave an overview of what is being proposed:

Route 100 north from Route 2: The municipal plan and the survey done in conjunction with the zoning re-write favored commercial intensity in the Route 100 area south of Ben & Jerry's. North of Ben & Jerry's on Route 100 would be more limited in terms of commercial use with some concentrated areas focused on nodes of existing development and Waterbury Center village.

Overall the draft zoning map drafted by Place Sense simplifies the number of districts and provides more flexibility and variety of uses within each district.

The Route 2 corridor in this proposal has stayed similar to the way it is currently zoned.

The districts in the current Village of Waterbury are generally similar to what we have now with higher density allowed in many areas including more opportunity for multi-family housing

The Planning Commission members had the following questions and comments:

1. What's the difference between the R1 and the Rural districts? The dimensional standards and allowed density are different. The PC requested more information.

2. Guptil Rd. (Zen Barn location) – rezoning might make it “spot zoning” where Steve's recommendation would be to identify a larger area to make a zoning change. The Zen Barn has limited size two acre lot surrounded by wetlands and floodplain.

3. Village area – Mixed Use and Residential 10

Residential 10 (page 54) has a minimum lot size of 4,000 sq. ft. with up to 10 units per acre allowed. The draft setbacks seem too large in comparison with the existing development pattern in this area.

Some areas were identified where the proposed districts should be changed. These include Winooski Street and the lower end of Perry Hill Rd. where the proposed density is too high.

Mary suggested that the High Street and Union Street areas, and perhaps High Street could be changed from the R10 to the Mixed Use district which would support higher density in these areas. It was agreed to look at making these areas high density and further review the setbacks.

4. Winooski Street – look at the majority of the street. It should be Residential 10 and not Mixed Use.

6. It was asked if there are areas we should identify where a cannabis dispensary would be an allowed use.

7. What about locations for tiny houses?

8. Page 52, Mixed Use District. Add wording such as “like desirable quality of life” for the purpose in this district. It was agreed that this should be a statement for the overall zoning regulations.

9. Institutional area: Even though the State now owns all the Village land zoned institutional, what if they divest itself of any of it.

10. Could an area within the General Business District be zoned in a way to allow other uses allowed in the Mixed Use District?

11. Going from a R1 district to a R10 district with nothing in between seems like too dramatic a change. It was agreed to have a transition zone in between those two areas such as R5 that would allow up to five dwelling units per acre.

11. General Business – could more of this area be designated as part of the downtown?

Public comments:

Dave Lachtrupp

1. The areas of the town in the vicinity of Ripley Rd./Sweet Rd. have proposed zoning districts that present a dramatic change including the Conservation and Rural zoning districts. Dave commented that these areas should stay the way they are now in terms of the layout of the zoning districts and the allowed densities.

Martha Staskus

1. The area in the Village of Waterbury where it shows the Tourism Business district in the area of state right-of-way on either side of the bridge on I-89, isn't developable. Steve pointed out it has to have a designated zoning district. It was suggested to change the area to Conservation.

Gunner McCain

1. He commented on the proposed R1 to R 10 districts with requirements for minimum lot size and infrastructure improvements.
2. The Mixed Use zoning district when reviewed in the past was to allow landowners more uses for their property; there should be more allowance for mixed use.
3. Winooski Street – leave this area as exclusively residential and consider other areas to preserve a few areas with mostly one and two family dwellings.
4. The Downtown district should be extended, perhaps down to Batchelder Street and some to the north. It should encourage more preservation of historic buildings in those areas.

Zoning District discussion:

Downtown – The scale is broken down and there are many use options. Make the Downtown district area larger. Keep the downtown design review overlay district and call the maroon/ceyenne area Commercial instead. We don't have a funeral/cremation services use and it needs to be added.

Mixed Use* – There are fewer allowed uses and the scale is still small due to the current residences.

In the Dimensional Table the following comments were made:

- Review on page 74 the “build to” requirements since it is confusing the way it is written.
- The 8' side setback is too large and doesn't align with what currently exists for setbacks in that district.

General Business (rename: Commercial/Industrial) – allows much larger scale and is primarily industrial with no residences allowed. Requires larger lots – allows for some service uses (such as child care).

- On the south side of the railroad tracks change from the areas designated as General Business to Mixed Use
- Flag industrial uses that require water
- Hard caps on square footage of certain uses is too limiting (applies to all these zoning districts)

Add provisions that would allow vertical zoning in the Mixed Use district with smaller scale residential units on top. One and two family dwellings and those numbers of units in any mixed use building should be allowed in the Downtown district.

Next steps:

1. Consider summarizing districts we are discussing at future meetings for easier reference during discussions.

Next meeting:

Discuss the proposed Design Review, and Ridgelines, Hillsides and Steep Slopes Overlay Districts and the associated standards of review.

OTHER PLANNING COMMISSION BUSINESS:

The Zoning Administrator's report was handed out.

ADJOURNMENT

The meeting was adjourned at 09:10 pm

Respectfully submitted,


Patti Spence

Secretary

Zoning Administrator's Report March 2018

Permit #	Applicant/Owner	Location/Project	Dated Submitted	Action
005-18	Superior Development LTD	1 River Road (gas canopy, Variance)	1/24/2018	Withdrawn 3/21/18
007-18	The Ayers Legacy LLC	18 Elm Street (establish new use)	2/2/2018	DRB approved (SP)
009-08	Superior Development LTD	1 River Road (Appeal)	2/7/2018	Refer to 3/7 DRB (A); cont'd to 5/2/18
010-08	Paul F. Steiner Family Trust	21 Stowe Street (salon)	2/16/2018	Refer to 3/21/18 DRB (SP)
012-08	Village of Waterbury	546 River Road (structure & fence)	2/20/2018	Refer to 3/21/18 DRB (WR)
013-08	Baker Joel & Michelle	233 Snow Hill Road (garage)	2/20/2018	Refer to 3/21/18 DRB (WR)
014-18	40 Stowe Street LLC	40 Stowe Street (demolition/new multi family)	2/22/2018	Refer to 4/4/18 DRB (SP-CU)
015-18	Huff Donald D	1337 Ripley Road (4 sheds)	2/28/2018	Refer to 4/4/18 DRB (WR)
016-18	Schwartz Brian	6 Kennedy Drive (garage)	2/28/2018	Issued
017-18	Village of Waterbury	187 US Rt 2 (storage shed)	3/2/2018	Refer to 4/4/18 DRB (WR)
018-18	Magnus Ryan	4 Ellinwood Ave (garage)	3/2/2018	Refer to 4/4/18 DRB (WR)
019-18	Pazienza Chris & Nancy	Collina Drive (single family dwelling)	3/5/2018	Issued
020-18	Main Street Cottages	O'hear Court (parking)	3/5/2018	Refer to 5/2/18 DRB (SP)
021-18	Woodard Bernard Estate of	80 Keltan Heights (change of use)	3/5/2018	Refer to 4/4/18 DRB (SP)
022-18	Perron Michelle, Percy James	3 Linda's Way (single family dwelling)	3/13/2018	Issued
023-18	Tausher David	157 South Main Street (water heater)	3/15/2018	Issued
024-18	J Farms LLC	343 Laurel Lane (shed)	3/19/2018	Issued
025-18	Giordani Mark	Maggies Way (single family dwelling)	3/19/2018	Refer to 4/18/18 DRB (WR)
026-18	Burbank Sonja	165 Blush Hill Road (garage)	3/20/2018	Issued
027-18	Ripley Springs LLC	Wood Farm Road (boundary line adjustment)	3/22/2018	Issued
028-18	Maas Antoinette	590 Twin Peaks Rd (garage w/apt)	3/23/2018	Refer to 4/18/18 DRB (WR)
029-18	Civil Property Investments LLC	10 Turner Court (dormer)	3/23/2018	Incomplete (owe \$100)

OTHER

Review changes for 2016-2017 ZR re-write
 Issue zoning compliance letters: 3