

WATERBURY PLANNING COMMISSION
Draft Minutes
Monday, December 10, 2018

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

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

Guest: Pam DeAndrea, Central Vermont Regional Planning Commission; Gretchen Alexander, VT DEC Rivers Program; Rebecca Pfeiffer, VT DEC Rivers Program

Public: Kathy Grace

The Chair opened the meeting at 7:04 p.m. at the Municipal Center at 28 N. Main Street

AGENDA REVIEW AND MODIFICATIONS

Mary requested to add to Other Business the item that is “discussion of procedural requirements regarding the interpretation of zoning district boundaries.”

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were none.

APPROVAL OF MINUTES

Mary Koen moved and Eric Gross seconded the motion to approve the minutes of October 22nd as amended.

Vote: Motion passed 4 – 0.

Eric Gross moved and Mary Koen seconded the motion to approve the minutes of Nov. 12th, as amended.

Vote: Motion passed 4 – 0.

PRESENTATION AND DISCUSSION OF RIVER CORRIDOR SCIENCE, MAPPING AND POSSIBLE LOCAL REGULATION

Gretchen Alexander, River Scientist with the State Dept. of Environmental Conservation (VT DEC), gave a presentation on river science and how river corridors (fluvial erosion zones) are determined and mapped. The width and boundary of the river corridors are determined by examining the meander pattern of specific stretches rivers and streams and the associated valley walls and other manmade barriers such as the fills for railroads and roads. Existing development such as village areas and critical municipal facilities such as our wastewater treatment plant, are taken into consideration. On smaller streams the width of the river corridor is determined based on the size of the watershed for the given stretches of the streams.

Rebecca Pfeiffer, also with the VT DEC, discussed possible local regulation of the mapped river corridors. The state has developed model language for these regulations which can stand alone or be combined with the local flood hazard regulations.

Pam DeAndrea, the Geographic Information System Manager with the Central Vermont Regional Planning Commission (CVRPC), presented the latest river corridor map for Waterbury village that was developed in consultation with Waterbury's Floodplain Management Working Group and Gretchen Alexander.

The Planning Commission expressed their appreciation for the work done on the river corridor mapping and the presentations this evening.

OTHER BUSINESS

1. The interpretation of zoning district boundaries by the Planning Commission was discussed as it relates to an ongoing Development Review Board (DRB) hearing regarding a lot at Elm and Randall streets that lies in two zoning districts. Section 502(c), Interpretation of Zoning District Boundaries requires the Planning Commission to make these determinations if there is uncertainty. The process for how the Planning Commission would consider such a determination was discussed. Ken stated that this would need to be done at a warned public hearing with 15 days notice and the rest of the members agreed. Steve will let the Planning Commission know if they need to consider a determination after the issue is discussed by the DRB at their next meeting on December 19th.

NEXT MEETING

January 14, 2019: Discuss the initial draft of the Unified Development Regulations with a focus on Chapter 3, Zoning Districts. **Note:** This meeting will be held in Steele Community Room at the Municipal Center located at 28 N. Main St.

ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Respectfully submitted,

Patti Spence
Secretary