

WATERBURY PLANNING COMMISSION
Unapproved Minutes
Monday, July 8, 2019

Planning Commission: Mary Koen (Vice Chair), Eric Gross, Katya D'Angelo, Martha Staskus

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

Alyssa Johnson, Economic Development Director

The Chair opened the meeting at 7:34 p.m. in the SAL Room in the Municipal Center located at 28 S. Main Street.

AGENDA REVIEW AND MODIFICATIONS

There were none.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were none.

REVIEW OF MINUTES

Eric Gross moved and Katya D'Angelo seconded the motion to approve the minutes of June 24, 2019 as amended.

Vote: Approved 4 - 0

DISCUSS THE INITIAL DRAFT OF THE UNIFIED DEVELOPMENT BYLAWS

The discussion continued with a focus on the uses listed in Section 3.3, Use and Dimensional Tables, and where uses can be combined and simplified.

The following commercial uses were discussed:

Restaurants

The Planning Commission discussed combining restaurant, bar, and nightclub into the restaurant use. Entertainment venues could be permitted under two different uses, event facility and nightclub. These uses could be combined. It was agreed to keep brew pubs as part of the restaurant/bar use.

Action:

One use category *Restaurant, Bar*

One use category *Nightclub, Event Facility*

Action: In the description of a restaurant/bar, strike “bakery” and make it “retail food preparation establishment...”. Take out references to “beer” and change it to “any alcoholic product”.

Catering & Commercial Kitchen

The new definition will affect some businesses not currently with this permitted use.
Capitalize reference to permits/licenses (such as, Food Processing Establishment)

Action:

Food or Beverage Manufacturing

Reword to say “A state licensed Food Processing Establishment...”

Action: Add “distillery” to the reference to “microbrewery”.

Action: Put Food or Beverage Manufacturing as the first category under Industrial uses

Light Industry

The draft proposal breaks out too many individual uses vs. our current bylaws where many uses are combined under this use and described more generally.

Action: Steve will flag anything that is missing in the draft description.

Wholesale Trade & Storage and Distribution

Combine these into one use.

Action: Change the last sentence to read: “This definition excludes any use specifically defined under Industrial uses.”

Passenger Transportation Services

Change word “Services” to “Facility”.

The size/scale of an operation should be noted in terms of a minimum number of employees or minimum overall square footage of the facility to differentiate it from someone who parks their car at their house or office.

Publishing, printing and sign manufacturing

Action: Delete this use since it is covered under other uses such as light industry.

Media recording or broadcasting studio

Action: Delete this use since it is covered under other uses.

Communications antenna & Communications tower

Action: Read all of Section 4.2.23 prior to the next Planning Commission meeting to better understand these two uses and how we should regulate them.

Information services

The Planning Commission expressed the need to better understand this use but the draft is o.k. for now.

Contractor's yard or enclosed storage

Make sure that “landscape contractor yard” is added to the description as decided at the prior Planning Commission meeting.

ART, ENTERTAINMENT AND RECREATION

Performance theater & Movie theater

Combine these two uses.

Artist gallery or studio

Action: Add the “Craft production” use from our current Zoning Regulations to this use.

OTHER BUSINESS:

Planner’s Report:

1. Steve met with the Conservation Commission on June 26th. Billy Vigdor, a local resident and volunteer, presented his Power Point presentation that was his overview of the draft Unified Development Bylaws, at the meeting. The Conservation Commission discussed how to incorporate their concerns about the Shutesville wildlife corridor into the draft bylaws. They will be formulating some recommendations and will be attending the next Planning Commission meeting on July 22nd to discuss their ideas in concept.

2. Waterbury Energy Plan – The Central Vermont Planning Commission (CVRPC) will be considering an approval for our Energy Plan at their meeting on July 9th. Steve will be attending that meeting as the Commissioner for the Town of Waterbury and anticipates that the Energy Plan will be approved based on the positive recommendation of the CVRPC Town Plan Review Committee.

Zoning Administrator’s Report:

Dina Bookmyer-Baker was unable to provide a Zoning Administrator’s Report due to preparing for numerous reviews scheduled for the Development Review Board meeting on July 10th. She will provide reports for June and July for the first Planning Commission meeting in August.

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Patti Spence, Secretary