

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
Unapproved Minutes
Monday, August 5, 2019

Planning Commission: Mary Koen (Vice Chair), Eric Gross, Martha Staskus

Staff: Steve Lotspeich, Community Planner

Alyssa Johnson, Economic Development Director

The Chair opened the meeting at 7:15 p.m. in the SAL Room in the Municipal Center located at 28 S. Main Street.

AGENDA REVIEW AND MODIFICATIONS

There were none.

REVIEW OF MINUTES

Eric Gross moved and Martha Staskus seconded the motion to approve the minutes of July 22, 2019 as amended.

Vote: Approved 4 – 0

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

Alyssa Johnson announced that the company SunCommon is discussing developing a child care center at their facility on U.S. Route 2. The City of Montpelier is considering amendments to their development regulations.

DISCUSS DRAFT UNIFIED DEVELOPMENT BYLAWS

The Arts, Entertainment and Recreation category in Section 3.3, Use & Definition Tables, was discussed. The following changes to the draft table were agreed to:

- Add craft production to the *Artist gallery and studio* use using the definition from the current Zoning Regulations for craft production.
- Add indoor equestrian facility/arena into the *Indoor recreation use*. Also add fitness club or gym into this use. The *Indoor recreation use* should include retail sales of products related to the recreation use.
- Delete the word “Commercial” in the *Outdoor recreation use*. Include golf course and outdoor equestrian facility in this use. Delete *Golf course or country club* as a separate use and add the following language to the *Outdoor recreation use*: “Golf courses or country clubs may include food and beverages, and/or retail sales of merchandise as an accessory use.”
- Move *Public outdoor recreation or park* to the Civic and Community category of uses.

The following changes to the Civic and Community category of uses were agreed to:

- Add a *Farmers market* use and define it.
- Delete the *Rehabilitation services or residential treatment facility* use since this use is

covered under the other health care uses.

- Concerning the *Social assistance and charitable services* use, research how these uses are permitted. An example is the Vermont Center for Independent Living (VCIL) in Montpelier.
- Move the *Social club* use to the Arts, Entertainment and Recreation category.

The following changes to the Natural Resource Based category of uses were agreed to:

- Delete the *Farming and forestry* use since these are typically uses by right and are generally exempt from local zoning under state statute.
- Combine *Forestry processing* with the *Sawmill* use that is listed in the Industrial category of uses. Smaller scale firewood processing should be included in the proposed *Home business use* with restrictions that would limit the size of the operation and require screening where necessary.
- Move the *Extraction and quarrying* use to the Industrial category.
- Move the *On-farm business* use to the Commercial category of uses.

It was agreed that the *Trash transfer* use should be combined with the *Recycling services* use in the Industrial use category.

OTHER BUSINESS:

Zoning Administrator's Reports:

The reports for the past two months will be available at the next Planning Commission meeting.

Next Meeting:

The next meeting will be on August 26th at 7:00pm. The discussion of the draft Unified Development Bylaws will include a presentation by Steve on the Dimensional Table including the concept and "lot size averaging". Steve will also make a presentation on communication antennas and towers, and how those uses are regulated and permitted by the State of Vermont and typically exempted from review under local zoning regulations.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Steve Lotspeich, Community Planner