

**WATERBURY PLANNING COMMISSION**  
**Unapproved Minutes**  
**Monday, February 24, 2020**

Planning Commission: Ken Belliveau, Chair; Mary Koen; Katya D'Angelo; Eric Gross; Martha Staskus

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

Public: Alyssa Johnson, Economic Development Director; Anne Imhoff, Judy Foregger

The Chair opened the meeting at 7:03 p.m. in the Steele Community Room in the Municipal Center located at 28 S. Main Street.

**AGENDA REVIEW AND MODIFICATIONS**

There were no modifications to the agenda.

**ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC**

There were none.

**REVIEW OF MINUTES**

MOTION:

Eric Gross moved and Mary Koen seconded the motion to approve the minutes of February 10, 2020 with amendments as discussed.

Vote: The motion was approved 5 – 0.

**REVIEW COMMENTS ON AND THE NEXT STEPS FOR THE DRAFT HISTORIC OVERLAY DISTRICT BYLAW AMENDMENTS**

Mary Koen requested that these proposed draft amendments be tabled until we have an updated survey of the historic districts. She suggested we put these amendments aside so that any changes we want to continue with can be incorporated in to the unified development bylaw changes.

Ken commented that Waterbury has a lot of buildings that are more than 50 years old and may qualify as historic structures. Many things have happened to these buildings over time. He thinks that a constituency of people needs to be in support of historic overlay district bylaw amendments if they are to move forward.

Eric Gross pointed out that we could address demolition separately from all the other design issues that are being brought up in this draft.

Anne Imhoff, resident, commented that a demolition with a new building to be built in its place would be better dealt with in design review.

Steve commented that he agrees that the historic districts are unclear and need to be re-surveyed. He suggests focusing on the surveying and possible bylaws for the historic districts and not focus on a new survey and regulations for individually listed historic properties. He confirmed for Mary that a homeowner could request their property not be added into a district and he will look in to this

further. The topic of becoming a *Certified Local Government* (CLG) was brought up. Becoming a CLG could give Waterbury access to federal funding for re-surveying our historic districts. One of the pre-requisites for becoming a CLG is that we would have to form an Historic Preservation Commission. Steve supports keeping historic district bylaws separate from the unified bylaws.

Martha supports limiting the scope of any future historic overlay district bylaws and not trying to combine them with drafting a comprehensive unified development bylaw.

**MOTION:** Mary Koen moved and Eric Gross seconded the motion to set historic overlay district bylaws aside for the time being and to:

1. look for opportunities to fund and complete a re-survey of historic properties and districts;
2. bring in appropriate experts to educate the Town on historic preservation and the economic value therein;
3. implement the survey and educational process that will inform the future steps by the Planning Commission on the historic overlay district bylaw amendments.

Vote: The motion was approved 5 – 0.

## **DISCUSS STRATEGIES AND APPROACHES FOR THE UNIFIED DEVELOPMENT BYLAWS**

Mary proposed we discuss the purpose, goals and objectives for these bylaws – from June 2019 – which were distributed.

Ken feels the scope of the rewrite has become unmanageable. The project could be broken down into smaller pieces. He would like to focus on the proposed village zoning districts next.

Steve suggested one of the smaller segments could be bylaws pertaining to the Shutesville Hill wildlife corridor. The Conservation Commission has developed the map of this wildlife corridor that is an action item in the Municipal Plan and is looking to move this forward through the bylaw amendment process.

This process could be done by discussing the zoning districts one at a time. Mary is concerned about making the bylaw amendment process too “piecemeal”. How would a presentation to the public of only one district at a time be received?

At this time the discussion of this topic will be continued and will be put on the agenda for the next meeting on April 9<sup>th</sup>, 2020. Specifically, the discussion will include the process of breaking this into separate pieces and what the pieces will be. There is the potential to start the discussion of the village districts if there is time. Steve will send the most recent draft of the Use and Dimensional Tables in Word format so the tracked changes can be turned on or off.

## **ADJOURNMENT**

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Patti Martin, Secretary