

WATERBURY PLANNING COMMISSION

Approved Minutes

Monday, March 22, 2021

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

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

Public:

Alec Tuscany; Harry Shepard, Development Review Board member; Alyssa Johnson; Ryan Miller

The Chair opened the meeting at 7:04 p.m. The Planning Commission (PC) members, staff, and members of the public participated via Zoom.

AGENDA REVIEW AND MODIFICATIONS

The agenda was reviewed and no changes were made.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were no announcement or comments from the general public.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

Eric Gross moved and Katya D'Angelo seconded the motion to approve the minutes of March 8, 2021.

VOTE: The motion passed 5 – 0.

DISCUSSION OF THE DOWNTOWN ZONING DISTRICT REGULATIONS IN THE DRAFT UNIFIED DEVELOPMENT BYLAW

1. The formatting for Section 1606, the Use Table was discussed. It was questioned why the definitions are part of the table. Can the “wordy” text be reduced to the title of the use with definitions in another section? This would reduce the width of the 1st column so the other columns could be expanded to include the appropriate dimensional information as future phases of the Unified Development Bylaw are drafted with additional zoning districts.

Steve suggested that this approach would work well when the first phase of the “permanent” Unified Development Bylaw is drafted but recommended leaving the definitions in the Use Table for this draft of the Interim Bylaw for the downtown zoning district. He suggested expanding the 2nd column that is for the Downtown zoning district and move the square foot thresholds for permitted and conditional use to those cells. This way those thresholds are not read as part of the definitions. It was agreed to make this change to the draft but leave the definitions in their current location for this draft.

2. The definitions of *Restaurant/Bar*, *Event facility/Nightclub*, and *Catering or commercial kitchen* were discussed. Concern was expressed that there appears to be some overlap in what is allowed in these uses and it may be ambiguous and open to interpretation regarding where an application for a project would fit into these definitions. Steve pointed out that the town has had two recent applications for projects that involve events, the Zen Barn and the

former Cider House Restaurant on U.S. Route 2. The use and definition of *Event facility/Nightclub* will help with the review of these type of applications in the future.

- a. It was agreed to take the words “brew pub” out of the definition of Restaurant/Bar and change the wording to “brewing operation”.
 - b. It was also agreed to change the limit of a “brewing operation” that would be part of the *Restaurant/Bar* use from a maximum of 15,000 barrels per year to 2,000 barrels alcoholic beverage per year.
3. Industrial uses: The definition of the *Food or beverage manufacturing* use was discussed and it was agreed to reduce the maximum size of this allowed use in the Downtown zoning district from 5,000 sq. ft. to 4,000 sq. ft. to match the threshold for the permitted vs. conditional uses.
 4. The *Maximum principal building footprint* in Section 1604.4, Dimensional Standards was discussed. The average footprint for the commercial buildings in the proposed Downtown zoning district was calculated to be 3.462 sq ft. from the source of the inventory of downtown commercial properties. There are three existing commercial buildings in the proposed zoning district that are greater than 10,000 sq. ft. It was agreed to set the *Maximum principal building footprint* at no more than 5,000 sq. ft.
 5. Alec Tuscany, who lives in the proposed Downtown zoning district, asked about the draft zoning map for the district. He asked if the boundary of the draft Downtown zoning district might be changed. The Planning Commission agreed that they will continue to recommending the mapped boundary that is currently proposed, with no changes.
 6. Section 1607.3, Home Occupation – Eric Gross recommended that the maximum size of a home occupation be increased to occupy less than 50% of the habitable floor area of the dwelling and/or be not more than a total of 1,400 sq. ft. in one or more accessory buildings. This recommendation will be discussed at the next Planning Commission meeting.
 7. Section 1607.2, Accessory Dwellings – Steve Lotspeich mentioned that Dina Bookmyer-Baker had sent him comments on this section that he forwarded to the municipal attorney last week. The attorney replied with comments that are incorporated into recommended tracked changes in the current draft of the Interim Bylaws. The state enabling statute regarding accessory dwelling units changed recently and those changes are reflected in the recommended changes to this section of the draft bylaws.

OTHER BUSINESS

There was no other business discussed.

NEXT MEETING

The next regular scheduled Planning Commission meeting will be held on Monday, March 29, 2021 at 7:00 p.m. and the intention expressed by the Planning Commission members is to finalize the recommendations for the draft Interim Bylaws at that meeting.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:14 pm.

Respectfully submitted,

Patti Martin

Patti Martin, Secretary