

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, March 29, 2021

Planning Commission: Ken Belliveau (Chair); Martha Staskus; Eric Gross

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

Public: Alyssa Johnson

The Chair opened the meeting at 7:05 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

Alyssa Johnson announced she has applied for a position on the Planning Commission, pending approval from the Select Board.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION:

Eric Gross moved and Martha Staskus seconded the motion to approve the minutes of March 22, 2021, as drafted.

VOTE: The motion was approved 3 – 0.

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

1. Steve presented the reformatted Section 1606.1, Use Table.
2. The definition of restaurant/bar was changed to say “brewing operation” vs. “brewpub”.
3. It was decided to change the wording for restaurant/bar from “25% of its beverage on the premises” to “25% of the beverage produced on the premises”.
4. It was recommended to not have the C | X or P | X in the Use Table and delete the square foot threshold for what is not allowed, and only include what is allowed as a permitted or conditional use.
5. Regarding Section 1607.2, Accessory Dwellings (ADU’s), the following changes were decided on:
 - a. Change the line “have sufficient wastewater capacity” adding “in compliance with state regulations”.
 - b. The statement regarding the size limit for ADU's was discussed. The following wording was decided on: “Not to exceed 50% of the habitable floor area of the primary dwelling, up to a maximum of 1,400 square feet”. Steve voiced concern that this wording may not meet the requirements in the state enabling statute. He offered to have the municipal attorney review this new wording.
6. Section 1607.3, Home Occupation was discussed and the following re-wording was decided on: “Occupy less than 50% of the habitable floor area of the primary dwelling and/or not more than a total of 1,400 square feet in one or more accessory buildings.”

7. Section 1607.4, Home Business: It was decided to change the hours of operation to read "...7 a.m. to 7 p.m., Monday – Saturday, unless otherwise established as a condition of approval;"

Additional discussion by the PC:

1. The definition of "Museum" was discussed and concern was raised that it is listed as a permitted use with no upper limit on size in square feet. It was decided to leave this unchanged for now.
2. The issue of the PC making a recommendation on this draft was discussed.

MOTION:

Eric Gross moved and Martha Staskus seconded the motion to recommend the draft Interim Bylaws for the Downtown Zoning District dated March 29th as edited tonight, to be submitted to the Select Board for their consideration and adoption.

VOTE: The motion was approved 3 – 0.

OTHER BUSINESS

The following other business was discussed:

1. What will the PC focus on next? This will be discussed at the next PC meeting on 4/12/21.
2. What will the Town of Waterbury do to move forward with the regulation of cannabis operations and retail sales following the March 2nd vote to opt-in for retail cannabis to be allowed in the town? Will the Select Board recommend a Cannabis Commission/Board or take on that role themselves? The PC was reminded about the Central Vermont Regional Planning Commission's live webinar on Wednesday, March 31st from 6:00 p.m. to 7:30 p.m. on this topic.

NEXT MEETING

The next regular scheduled Planning Commission meeting will be held on Monday, April 12 at 7:00 p.m.

ADJOURNMENT

The Planning Commission meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Patti Martin

Patti Martin, Secretary