

WATERBURY PLANNING COMMISSION

Approved Minutes

Monday, May 9, 2022

Planning Commission: Martha Staskus (Vice-chair), Mary Koen, Eric Gross, Kati Gallagher, Dana Allen

Staff: Steve Lotspeich (Planning and Zoning Director, Zoning Administrator)

Martha Staskus (Vice-chair), opened the meeting at 7:07 p.m. at the Steele Community Room, 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

A discussion of whether the Planning Commission (PC) should meet on a different day of the week was added to the agenda under Other Business. PC decided to revisit the schedule first meeting of July.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were no comments from members of the public or announcements.

WELCOME NEW PC MEMBERS AND VOTE OF CHAIR AND VICE-CHAIR OF THE COMMISSION

Kati Gallagher and Dana Allen were recently appointed to the PC by the Select Board and introduced themselves. The other members introduced themselves as well.

The PC discussed who will serve as the Chair and Vice-chair of the Commission.

MOTION:

Mary Koen moved and Eric Gross seconded the motion to elect Martha Staskus to be the Chair of the Waterbury Planning Commission.

VOTE: The motion was approved 5-0.

MOTION:

Eric Gross moved and Dana Allen seconded the motion to elect Kati Gallagher to be the Vice-chair of the Waterbury Planning Commission.

VOTE: The motion was approved 5-0.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The minutes for the meeting held on April 25, 2022 were reviewed.

MOTION:

Dana Allen moved and Mary Koen seconded the motion to approve the minutes of April 25, 2022, as amended.

VOTE: The motion was approved 5 - 0.

DISCUSS THE DRAFT UNIFIED DEVELOPMENT BYLAW – PHASE #1

The process of drafting the Unified Development Bylaw was described to the new Planning

Commission members for background. The draft zoning map was discussed in the context of taking a geographic approach to drafting the Unified Development Bylaw in phases.

The options for revised definitions for the *Skilled nursing facility* and *Assisted or supported living* uses were discussed. By consensus, the uses will remain separate and conform with the State of Vermont regulations. By consensus it was agreed the definition for *Skilled nursing facility* will remain as currently drafted. *Residential Care and Group Home* use is a third related use and remain in the Use Table under the Residential category. because it is a use by right of a single-family dwelling under state statute.

Discussion of whether to draft Specific Use Standards for the *Skilled nursing facility* and *Assisted or supported living* uses at a future PC meeting. Steve will research the state rules for licensing assisted or supported living facilities for determination of the PC to include in Specific Use Standards.

Discussion of the definitions for the for *Recreation, indoor* and *Recreation, outdoor* uses at the next PC meeting. PC will then consider whether these uses should be allowed in the proposed R-10 zoning district.

OTHER PLANNING COMMISSION BUSINESS

1. The request for the PC to consider “preferred site” designation for a proposed solar project off Farr Rd. was discussed. It was agreed to have the consultant present the project at the next PC meeting. If “preferred site” designation is approved by the PC then the Select Board will review the request.

An update on progress for posting of the draft Unified Development ByLaws to the Town website. PZD to report status next meeting.

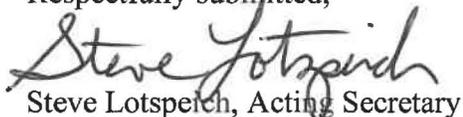
NEXT MEETING

The next regular PC meeting is scheduled for Monday, May 23, 2022 at 7:00 p.m.

ADJOURNMENT

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

Respectfully submitted,


Steve Lotspeich, Acting Secretary