

# WATERBURY PLANNING COMMISSION

## Approved Minutes

Monday, May 23, 2022

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

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

Public: Mike Bard (Chair, Waterbury Select Board)

Kati Gallagher (Vice-chair), opened the meeting at 7:01 p.m. at the Steele Community Room, 28 N. Main St. and via ZOOM.

### AGENDA REVIEW AND MODIFICATIONS

Applicant withdrew request for request of Preferred Site designation for the solar project off Farr Rd. due to onsite wetlands. The discussion of the draft Unified Development Bylaw was moved up to 7:15 p.m. after the review of the minutes.

### ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

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

### REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The minutes for the meeting held on May 9, 2022 were reviewed.

### MOTION:

Mary Koen moved and Dana Allen seconded the motion to approve the minutes of May 9, 2022, as amended.

VOTE: The motion was approved 4 - 0.

### DISCUSS THE DRAFT UNIFIED DEVELOPMENT BYLAW – PHASE #1

The draft definitions for the *Recreation, indoor* and *Recreation, outdoor* uses were discussed. By consensus, it was decided to take out the words “passive | active” in the title for the *Recreation, outdoor* use and take the references to equestrian facilities out of both definitions. It was decided by consensus to include the draft definition of the *Equestrian facilities* from the parent document as a separate use. No decision was made as to where the *Equestrian facilities* use would be allowed.

The last sentence of the draft definition for *Recreation, indoor* will read: “This definition...defined in Section 1611.2” The last two sentences of the draft definition for *Recreation, outdoor* were revised to read: “This use may also include facilities that serve food and beverages, restrooms, shelters and have retail sales of merchandise as accessory uses.”

By consensus it was agreed to list all the uses as P, C, or X in the R-10 zoning district in Section 1606.1, Use Table as previously decided and shown in the Phase #1 draft with the exception of the *Child day care* and *Social and charitable services* uses that will be conditional uses (C).

Mary suggested revision: The PC completed a review of R-10 Uses in the Arts, Entertainment and Recreation Section, with one change to the draft Use Table 1601.1: *Recreation, outdoor* is not an allowable use.

The PC began a review of R-10 Uses in the Civic and Community Section and agreed to the Draft with two exceptions: Both Child Day Care and Social and Charitable Services considered as Conditional Use. It was agreed that further discussion was needed. Steve to research any state licensure for Adult Day Services or other facilities and/or services which may be included under the Social and Charitable Services.

Steve will research the state rules for licensing assisted or supported living facilities for determination of the PC to include in Specific Use Standards.

At the next PC meeting Section 1606.2, the Dimensional Table will be discussed for the first three zoning districts, DWN, MU, and R-10. Then the definitions that are unresolved and need further revision will be discussed.

#### **OTHER PLANNING COMMISSION BUSINESS**

1. Planning & Zoning Director's Report: Steve reported that the Ivy Ventures application for a new office building on Waterbury-Stowe Rd. is still under review by the Development Review Board. Steve and Neal will be attending an upcoming Vermont League of Cities and Towns workshop on regulating cannabis on Tuesday, 5/24. Steve will report back to the PC regarding the implications for possible future amendments to the zoning regulations.

#### **NEXT MEETING**

The next regular PC meeting is scheduled for Monday, June 13, 2022 at 7:00 p.m.

#### **ADJOURNMENT**

The PC meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Steve Lotspeich, Acting Secretary