

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, June 26, 2023

Planning Commission: Martha Staskus (Chair), Billy Vigdor, Mary Koen, Dana Allen
Staff: Neal Leitner

The 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

Begin review of section 1608.5 Vibration, before review of 1604.4.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

No announcements were made.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The draft minutes for the meeting held on June 26th, 2023 were reviewed and approved as amended.

MOTION:

Mary Koen moved and Dana Allen seconded the motion to approve the minutes for June 12th, 2023, as amended.

VOTE: The motion was approved 4 – 0.

CONTINUED REVIEW OF DRAFT UNIFIED DEVELOPMENT BYLAW – PHASE #1 (UDB-P1)

The Planning Commission began review of the Section 1608.5 Vibration, where they left off at the last meeting. A discussion about vibrations caused by construction began. The commission discussed whether to delete the phrase “does not apply during construction”. After some discussion, a vote was called. The decision to delete “does not apply during construction” passed 3-1. 1608.7 Waste and Discarded Material, was left as is. 1608.8 Particulate Matter and Airborne Solids, was left as is. 1608.9 Flammable, Toxic or Hazardous Substances and Wastes, was also left as is with no changes made.

The next section for review were the remaining base zoning districts. Before reviewing a specific section, a conversation about the structure of the base zoning layout began. The base zoning district tables and the chart are redundant and could be confusing. After a brief discussion about the purpose of the chart versus the tables, the PC and staff agreed that the tables are the most useful and should remain. The PC directed staff to incorporate the information in the chart into the tables.

The Planning Commission will begin review of Sections 1604.4 through 1604.8 at the next meeting on July 10th.

OTHER PLANNING COMMISSION BUSINESS

Housing Task Force Report

Alyssa Johnson and Kati Gallagher were not present, so the Housing Task Force Update was not made at this meeting.

S.100 HOME Bill update

Staff updated the PC about language in the bill that would classify Accessory Dwelling Units (ADU) as public buildings, which would fall under the authority of the State Fire Marshal. Currently, ADUs are not inspected by the State Fire Marshal. If an ADU is rented out, it will be treated as a public building when the bill becomes effective on July 1st, 2023. Furthermore, if the ADU is appurtenant to a single-family house, the State Fire Marshall would have jurisdiction over the owner's portion of the building per 20 V.S.A. 2730. Finally, the bill eliminated single-family zoning by permitting duplexes on residentially zoned properties. Duplexes would also fall under the jurisdiction of the State Fire Marshal.

SE Group & the Bylaw Modernization Grant

The SE Group will attend the Planning Commission meeting on Monday, July 24th to discuss progress and next steps in the public outreach process. In the meantime, a draft timeline for Bylaw adoption will be created at the next working group meeting with the SE Group.

NEXT MEETING

The next regular PC meeting is scheduled for Monday, July 10, 2023 at 7:00 p.m. at the Steele Room at the Municipal Center.

ADJOURNMENT

MOTION

Mary Koen motioned to adjourn; it was seconded by Billy Vigdor.

Vote: The motion was approved 4-0.

The PC meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Danny Velez, Secretary