

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, July 31, 2023

Planning Commission: Martha Staskus (Chair), Dana Allen, Kati Gallagher, Billy Vigdor
Staff: Neal Leitner
Public in attendance: None

The Chair opened the meeting at 7:00 p.m. at the SAL Room, 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

No modifications were made to the agenda.

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 July 17th and July 24th, 2023 were reviewed.

The PC agreed upon some formatting edits including eliminating the word “Base” from Zoning Districts, and capitalizing terms and definitions that are used throughout the UDB-P1. Also, the grey boxes with permitted and conditional uses for each Zoning District will be named Zoning District Tables. The Use and Dimensional Chart in Section 1604 will be moved to an appendix and be referred to as the Use and Dimensional Appendix.

Billy Vigdor motioned to approve the July 17th minutes as amended, it was seconded by Dana Allen.

Motion passed 5-0.

Kati Gallagher motioned to approve the July 24th minutes as amended, it was seconded by Dana Allen.

Motion passed 4-0 with 1 abstention.

UDB-P1 ZONING MAP REVIEW

The locations of the Tourism Business (TB) zoning district in Phase-1 were discussed by the PC. The Tourism Business zone is located in the roundabout area and Mill Village. The Mixed-Use zone surrounds the roundabout and abuts Mill Village. The uses in the Mixed-Use zone were compared with the Tourism Business zone. It was pointed out that Mixed-Use allows for residential, while Tourism Business does not.

The planning commission decided by consensus that the Tourism Business zone will be eliminated from Phase-1 and replaced with the Mixed-Use District. Therefore, the roundabout and Mill Village will be changed to Mixed-Use. The PC also decided by consensus to modify the Mixed-Use zoning boundary on the Armory property to extend to the north side of Stowe Street. Previously, a small sliver of land on the north side of Stowe Street, and part of the Armory property was zoned for Neighborhood. By making this

minor change, the Armory property will be in one zone, Mixed-Use, rather than being split into two zoning districts. Finally, the PC decided by consensus to extend the Conservation zone under I-89 to the north side of Stowe Street. The PC instructed staff to communicate with CVRPC to update the zoning map layers accordingly.

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

The PC began review of the Institutional (IT) Zoning District. The uses were reviewed in general, and with the requirements of the S.100 HOME Bill under consideration. Uses were added to the IT district including assisted living facilities, senior housing and home occupations. Catering and Commercial Kitchens were added to conditionally approved uses. Multi-Family was moved from a conditionally approved use to a permitted use.

The PC will begin review of the IT dimensional standards at the August 7th meeting. It will then begin review of the Commercial-Industrial (CI) zoning district. When the review of the CI district is completed, the PC will move on to the Conservation (CNS) district, followed by the Residential-1 (R-1) district.

OTHER PLANNING COMMISSION BUSINESS

No additional planning commission business was discussed.

NEXT MEETING

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

ADJOURNMENT

MOTION

The PC meeting was adjourned at 9:37 p.m.

Respectfully submitted,

Danny Velez, Secretary