

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, September 18, 2023

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

The meeting was opened at 7:05 p.m. in the SAL Room in the municipal offices, 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

A modification to move the review of Billy Vigdor use analysis spreadsheet was made to move it to the September 25th PC agenda to allow for a useful and effective analysis of the spreadsheet and to make comments prior to the next meeting.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

No announcements were made. Members of the public were not present.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The draft minutes for the meeting held on September 11th, 2023 were reviewed.

Kati Gallagher motioned to approve the September 11th minutes as presented, it was seconded by Billy Vigdor.

Motion passed 5-0.

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

The PC began review of the Conservation (CNS) Zoning District. The CNS use appendix was reviewed. The PC decided by consensus to exclude the CNS zone from Phase-1. The vast majority of the CNS zone is in Phase-2. The small remaining portions of the CNS zone in Phase-1 were changed to a new zoning district called “Conservation Floodplain” (CFP). All of this zoning district is located in the floodplain. The PC discussed uses that would be allowed in this zone. They decided that structures would not be allowed, but public outdoor recreation or park could be allowed with a conditional use permit.

The PC moved onto review of the R-1 district, the final district to review. The R-1 district in Phase-1 includes the properties along Route 2, west of the village. A discussion of whether the zone should allow for more than just residential was held. Flood considerations were also discussed. The purpose statement of the R- zone was agreed upon by consensus. Specific uses were then agreed upon as well. The density table was deleted in favor of maximum coverage requirements. By the end of the R-1 review session, the uses and dimensional requirements were agreed upon by consensus.

OTHER PLANNING COMMISSION BUSINESS

The ZA report was tabled to the next PC meeting on September 25th.

NEXT MEETING

The next regular PC meeting is scheduled for Monday, September 25, 2023 at 7:00 p.m. in the SAL Room in the Municipal Center.

ADJOURNMENT

The PC meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Danny Velez, Secretary

NEXT MEETING

The next regular PC meeting is scheduled for Monday, October 3, 2023 at 7:00 p.m. in the SAL Room in the Municipal Center.

ADJOURNMENT

The PC meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Danny Velez, Secretary