

WATERBURY PLANNING COMMISSION
Unapproved Minutes
Monday, November 13, 2023

Planning Commission: Martha Staskus, Kati Gallagher, Dana Allen, Billy Vigdor
Staff: Neal Leitner
SB Liaison: Alyssa Johnson
Public in attendance: Amy Marshall Carney

The meeting was called to order at 7:00 p.m. in the SAL Room in the library at 28 N. Main Street.

AGENDA REVIEW AND MODIFICATIONS

No Agenda changes.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

Alyssa Johnson mentioned that the Selectboard will hear about town resiliency from CVRPC at the next Selectboard meeting on November 20th. Amy Marshall Carney stated she joined the meeting to see how the process works.

APPROVAL OF PRIOR MEETING MINUTES

Kati moved and Dana seconded the motion to approve the minutes of November 6, 2023 as amended. Approved 4-0.

REVIEW USE DEFINITIONS

The Commission resumed their review of Use Definitions at “Recreation, Outdoors”. The PC continued the review and edits of each Use Definition to completion.

SE GROUP UPDATE AND SCHEDULING

The analysis materials of the zoning districts that will be presented at the Part B Open House on December 7th. The PC reviewed each zoning district and made comments directly for the SE Group to see so they can make the appropriate edits. Staff will call Noelle at the SE Group the following day to quickly summarize the most important edits so that they can provide the visualization materials for the Part B open house meeting by Friday for the PC to review at the 11/20/23 meeting.

The PC discussed the maximum height in the proposed Commercial Industrial Zoning District. It was 36 feet, which was 12’ lower than any other zone in Phase 1. They discussed potential development that could be proposed in the zoning district and decided to match the height in that district with the maximum height allowed in the other Phase 1 districts at 48’.

A motion was made by Dana Allen to adopt a new height in the CI zoning district of 48’. It was seconded by Kati Gallagher.

Motion passed 4-0.

Amy Marshall Carney said that the bylaw update outreach may confuse some members of the public if they don't understand what a bylaw is. The PC thanked her for that input and said that is part of the reason they applied for and received the Bylaw Modernization Grant so that they could hire an outreach firm, like the SE Group, to help conduct outreach to the community.

NEXT MEETING

The next regular Commission meeting is scheduled for Monday, November 20, 2023 at 7:00 p.m. in the municipal offices in the Municipal Center.

Agenda Items to include:

1. Vote to approve Dimensional Requirements narrative section as proposed by staff.
2. Dimensional Definitions and standardization of those tables throughout the Zoning Districts.
3. Review visualization boards from SE Group for Part B Open House

ADJOURNMENT

Motion to adjourn by Dana, Second by Kati. Unanimous. The PC meeting was adjourned at 9:07 p.m.

Respectfully submitted,