

**WATERBURY PLANNING COMMISSION**  
**Approved Minutes**  
**Monday, December 11, 2023**

Planning Commission: Martha Staskus, Dana Allen, Mary Koen, Billy Vigdor  
Staff: Neal Leitner  
Public in attendance: None

The meeting was called to order at 7:00 p.m. in the municipal offices at 28 N. Main Street.

**AGENDA REVIEW AND MODIFICATIONS**

A discussion about the uses in the Mixed-Use zoning district was added to the agenda.

**ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC**

No announcements. No General Public in attendance.

**APPROVAL OF PRIOR MEETING MINUTES**

Mary Koen moved and Dana Allen seconded a motion to approve the minutes of December 4, 2023 as amended.

Motion approved 4-0.

**SE GROUP PART B OPEN HOUSE POST DISCUSSION**

Commission members thoughts on what we heard/learned from both sessions. Waiting for SE Group summary of questions from Part B.

R-1. Future growth study looks at expansion of where EFUD would like to rezone sections. S/W site; Union Str.,

The 2024 Local Hazard Mitigation Plan update is underway. The update happens every 5 years. WASI, the Fire Department and Public Works will help put guidance into the updates. CVRPC is working on the outreach for the public engagement meeting. Once expired, it remains effective as long as the renewal process is underway, which it is for Waterbury.

Comments were received from the public in attendance to review boundaries and uses of the following: Campus District; Mixed Use; Union Street, High Street and Stowe Street.

**Campus district discussion**

The Neighborhood (NH) zoning district was discussed for a portion of the mixed-use district. It may be potentially rezoned to NH to allow for the intentions that are generally wanted by the public. Then the subject turned to the Campus district rather than the Neighborhood zoning district. Perhaps redistricting to Campus from Mixed Use would work. Dana said

that the Campus district has about 3.5-5.5 acres of infill development left per the 60% max coverage requirement.

The PC debated about rezoning the Stanley-Wasson, 28 Park Row and two Warren Court parcels to NH from Campus and Mixed Use. If there is a future subdivision of the Stanley-Wasson parcel, those lots are proposed to be NH. The two parcels on Warren Court and the Stanley-Wasson parcel with Park Row frontage would change to Neighborhood (NH).

**Motion:** Dana Allen motioned to make the parcels with current addresses of 3 Warren Court, 5 Warren Court and 28 Park Row zoned Neighborhood (NH). If a potential Stanley-Wasson parcel is subdivided, it is to be zoned Neighborhood. It was seconded by Billy Vigdor.

**Motion passed 3 affirmative, 1 abstention.**

**Mixed Use zoning district uses and boundaries were discussed.**

The impacts that some uses in the Mixed-Use zone could be problematic. Concerns about auto repair, veterinarian services, nightclub/event facility and passenger transportation facility were discussed. Performance art gallery up to 4,000 sq. ft. is a potential concern because 4,000 sq. ft. is large. The transportation or parking demand that a use creates is a concern as well.

The PC discussed potentially paring back mixed use uses. Should it be reflective of a neighborhood rather than more intensive uses that are proposed under mixed use.

One option is proposing to change uses allowed within the MU district to reflect the original intent of the MU district. Another option would be to modify or change a few blocks from Mixed-Use to NH.

Tabled discussion to continue at the next meeting on December 18<sup>th</sup>.

**8:45 p.m. Draft Bylaw Formatting Update**

Staff informed the PC that the SE Group is ready to format the UDBP-1 Bylaw document as soon as it is ready. Their proposal also includes making any revisions requested after the public comments and public hearings process commences if agreed upon by the PC.

**NEXT MEETING**

The next regular Commission meeting is scheduled for Monday, December 18<sup>th</sup>, 2023 at 7:00 p.m. in the municipal offices in the Municipal Center.

**ADJOURNMENT**

The PC meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Neal Leitner