

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, February 12, 2024
7:00 P.M.

Planning Commission: Martha Staskus, Mary Koen, Dana Allen, Kati Gallagher
Staff: Neal Leitner
In attendance: Alyssa Johnson, John Ritter

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

AGENDA REVIEW AND MODIFICATIONS

No modifications were made to the agenda.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

No comments from the general public.

APPROVAL OF MINUTES

The minutes of February 5th 2024 were approved as amended.

Dana Allen motioned to approve as amended, it was seconded by Kati Gallagher.

Vote 4-0.

FOLLOW-UP DISCUSSION FROM 2/5/2024 SELECTBOARD MEETING

The Planning Commission discussed their plan to present the bylaw updates to the Selectboard. The PC wrote a focus document for the Selectboard that was included in their packets. The Q&A could focus on questions relating to that document to keep the conversation effective.

DRAFT UDBP-1 BYLAW ZONING MAP

The PC reviewed the updated zoning map reflecting the changed zoning district boundaries.

Mary Koen motioned to approve the updated zoning map; it was seconded by Kati Gallagher.

Vote 4-0.

CONTINUED FROM 2/5/24: REVIEW OF DESIGN REVIEW DISTRICT CRITERIA

The PC reviewed the Design Review District criteria. Design Review District purpose #2 included a sentence stating "Maintain and enhance property values." A motion was made to strike this sentence. The motion carried 3-1.

ACT 47: SINGLE-FAMILY DWELLING DISCUSSION

A discussion about removing single-family dwellings as a permitted use in the Mixed-Use District ensued. Previously, the PC voted to remove single-family dwellings as a permitted use in the Mixed-Use district. Mary Koen motioned to not

allow single-family residential in the Downtown zoning district. Dana Allen seconded the motion. It was approved 4-0.

Mary Koen made a motion to reopen the vote prohibiting single-family residential as a conditionally permitted use in the Mixed-Use district. The motion was not seconded.

NEXT MEETING

The next Planning Commission meeting is scheduled for Thursday, February 14th, 2024 at 5:00 p.m. in the Municipal Center.

ADJOURNMENT

The PC meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Neal Leitner