

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, March 18, 2024
7:00 P.M.

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

The meeting was called to order at 7:00 p.m. in the municipal offices 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 March 4th, 2024 were approved as amended.

Billy Vigdor motioned to approve as amended, it was seconded by Mary Koen.

Vote 5-0.

NON-CONFORMING USES AND STRUCTURES REGULATIONS

The Planning Commission discussed non-conforming uses and structures, specifically in relation to single-family houses in the proposed Mixed-Use Zoning District. The existing non-conforming uses and structures section in the 2016 Zoning Regulations was reviewed. Discussion ensued as to whether to introduce a non-conforming uses and structures section into the proposed Bylaws. To avoid duplicating a section, the PC decided to add language into the Mixed-Use Zoning District. The language decided upon is as follows:

3. Single Family Dwellings (SFD). Nothing in these bylaws shall prohibit the continued use of a SFD in the MU ZD provided that the structure was used as a SFD at the time these Bylaws were established. A SFD use may not replace multiple uses within a structure on the date of this Bylaws. A SFD use may be extended on the lot existing.

NON-CONFORMING USES AND STRUCTURES REGULATIONS

Discussion of the definition of Multi-Family Dwelling (5+ Units), was reviewed. Subsection L.1.b. states “Multi-building developments that will contain ten (10) or more dwelling units.” The PC discussed changing ten (10) to five (5). Staff will update at the next meeting after discussing with counsel.

SETBACKS IN THE MIXED-USE ZONING DISTRICT

The PC reviewed feedback received during the first two Public Hearings in relation to the proposed setbacks in the Mixed-Use District. A discussion ensued and resulted

in a unanimous decision to leave the current setbacks in the Mixed-Use District as is. The setbacks are as follows:

- Minimum Front Setback: 0 ft.
- Maximum Front Setback: n/a
- Minimum Side Setback: 4 ft.
- Minimum Rear Setback: 8 ft.

NEXT MEETING

The next Planning Commission meeting is the second Public Hearing scheduled for Monday, March 25th, 2024 at 6:00 p.m. in the Municipal Center.

ADJOURNMENT

The PC meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Neal Leitner