

WATERBURY PLANNING COMMISSION MINUTES

**Monday, July 13, 2026
6:00 P.M.**

Planning Commission: Dana Allen, Billy Vigdor, Robbie Adler, Kati Gallagher

Staff: Neal Leitner

Attendance In Person and Zoom: Roger Clapp, Jake Ferrara, Emma Tucker, Cierra Forest, Alex Showerman

Agenda review and possible modifications

Add discussion of letter from the Planning Commission to the Central Vermont Regional Planning Commission regarding Waterbury Center in the Future Land Use Map (FLU Map)

Announcements and General public comments

None

Approval of minutes

Billy moved to approve the 7/6/26 minutes, as amended. Seconded by Kati. Motion approved 4-0.

Waterbury Pathways Steering Committee

Key discussion points:

- History of trail development efforts in Waterbury
- Economic and transportation benefits of expanding the trail system
- Having a formalized group to lead the effort and obtaining municipal government support
- The town plan chapters to which a trail network applies
- The benefits of listing and prioritizing trail projects in the town plan
- The role of the Planning Commission going forward
- The timing and form of submitting comments to the town plan

Chapter Review- Demographics

- Robbie and Neal will evaluate the ability to include data regarding second home ownership in the plan.
- The Key Takeaways will be in the body of the StoryMap, the other data will be linked to the section in a pdf. Dana will create the pdf and the link.
- Maps accompanying the chapter will be finalized as choropleths.
- The demographics section of the Introduction Chapter was completed

Chapter Review- Historical and Cultural Resources

- The write up of Waterbury history provided by Cheryl Casey will be linked to the chapter in a pdf. Dana will create the pdf and the link.
- The chapter was finalized, pending final Quality Control review.

Chapter Review - Miscellaneous

- Neal will modify the Outreach Spreadsheet to eliminate personal email addresses and dates.
- Dana will finalize the table and create a pdf to be linked into the Introduction.
- Dana will contact Julia to finalize the table in the Introduction showing the “crosswalk” or inter-relationship between chapters.

Schedule Going Forward

- By July 22, the PC will complete their quality check on the story map version of the plan.
 - Substantive changes will be circulated to the PC for consideration.
 - Technical suggestions relating to the structure of the story maps, e.g., failed links, will be forwarded to Dana.
 - Typos will be forwarded to Julia at SE Group.
- July 28, 2026, 6:00 pm in the SAL Room will be the next meeting..
- PC will finalize the StoryMap version of the plan at the next meeting.
- PC will discuss how to publicize the town plan hearing process..
- On or about August 1, 2026, the Town Plan will be made available for public comment.
- By August 7, 2026, formal notice of the PC town plan hearing will be issued.
- September 14, 2026 is currently envisioned as the potential date for the public hearing on the town plan.

FLU Map Letter to CVRPC

The PC discussed the formal letter drafted at the request of the Select Board to be sent to CVRPC regarding the designation of growth-oriented Future Land Use (FLU) mapping areas with respect to the Waterbury Center area around the triangle and the impact that designating that area as more growth-oriented could have on housing targets per concerns raised by the Housing Task Force Chairperson. Concerns were raised that these designations could inflate housing targets to unrealistic levels and that there could be consequences with respect to funding should the Town fail to meet those goals. The PC took the view that these concerns seem remote and that the Town should preserve the options presented by the growth-oriented FLU mapping.

Billy moved to reject the suggested changes and Robbie seconded the motion. The motion passed 4-0.

8:45 p.m. Adjournment