

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 the inclusion or deletion of Waterbury Center in the Future Land Use Map (FLU Map)

Announcements and General public comments

None

Approval of minutes

Billy moved to amend the 7/6/26 minutes, as amended. Seconded by Katie. 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 story map, 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.

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 Juliat at SE Group.
- July 28, 2026, 6:00 pm in the SAL Room will be the next meeting..
- PC will finalize the story map 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 22, 2026 will be the public hearing on the town plan.

FLU Map Letter to CVRPC

The PC discussed the request of the Select Board to consider possible changes to a CVRPC letter that would ask the CVRPC to delay including Waterbury Center in the FLU Map as a Village Center or Growth Area. On one hand, including Waterbury Center in the FLU Map could prejudice the town because its housing targets could be increased to unrealistic levels and failing to grow Waterbury Center could be a basis for a denial of state grants. Some on the PC viewed the latter concern to be remote. On the other hand, including Waterbury Center would be consistent with the overall goal of growing Waterbury Center and could benefit the town when applying for certain grants.

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

8:45 p.m. Adjournment