

WATERBURY PLANNING COMMISSION MINUTES

**Tuesday, August 10, 2026
6:00 P.M.**

Planning Commission: Robbie Adler, Monica Callan, Billy Vigdor
Staff: Neal Leitner
Attendance In Person and Zoom: None
Call to Order: 6:05 pm

Agenda review and modifications

Added a discussion about commenting on the draft Regional Plan provided by the Central Vermont Regional Planning Commission (CVRCP).

Billy moved and Monica seconded the motion. Motion approved 3-0.

Approval of minutes

Billy moved to approve the July 28, 2026 minutes, as amended. Seconded by Monica. Motion approved 3-0.

Announcements and General public comments

None

Town Plan Outreach Process

- Agreed to propose to the Select Board that the Planning Commission Town Plan Public Hearing would be at 5:30 pm to 7:30 pm on September 30, 2026, with an alternative date of September 29, 2026.
- Revised planWTB website (with final public hearing dates to be updated when decided by the Select Board).
- Revised outreach language for Front Porch Forum, Town Facebook page, and stakeholder email.
- Current outstanding outreach items:
 - Poster with QR Code: Robbie to reach out to Kati
 - Lawn sign and cost estimates: Robbie to reach out Kati
 - Prepare postcards: Robbie to reach out to Kait
- Outreach items to be completed after dates of public hearing are determined:
 - Public comment timeline graphic: Dana.
 - Provide hearing dates on public calendars (FPF, DW, others): Monica
 - Distribute stakeholder emails: Neal
 - DEV public service announcement: Monica
 - School newsletters: Robbie
 - Update Town Website: Neal

Discussion on draft technical amendments to the 2016 Zoning Regulations

- Ask the Town attorney to review proposed changes to the 2016 Bylaws and remove non-technical amendments.
- Ask to receive the draft prior to the next PC meeting.
- If received, the PC will review technical amendments.
- PC was advised by Staff that technical amendments need no public hearing.

Discussion Phase 2 Bylaws

- Initial discussion of developing Phase 2 Bylaws.
- Agreed that necessary changes to Phase 1 Bylaws would be part of the process of developing the Phase 2 Bylaws.
- Discussed Phase 2 planning process: timing, process, public outreach and grants.

CVRPC regional plan discussion

- PC members will review the draft Regional Plan and discuss potential submission of comments to CVRPC at the next meeting.

8:05 p.m. Adjourned