

WATERBURY PLANNING COMMISSION

Draft Minutes

Monday, June 23, 2025
6:00 P.M.

Attendees

Martha Staskus, Billy Vigdor, Dana Allen, Kati Gallagher, Robbie Adler

Agenda review and possible modifications all in attendance

No modifications were made.

Announcements and General public comments

Silla Larsen, Doug Greason and Alex Belenz (SE Group) are in attendance.

Approval of June 9, 2025 Minutes

Billy Vigdor moved to approve minutes as amended, Dana Allen seconded.

Motion passed 5-0.

Municipal Plan Update Tasks:

Niki Sabado from CVRPC: Act 250 & Land Use Review Board (LURB) updates

Niki made a brief presentation about Act 181 and the “tiers”, which will be part of the Act 250/Land Use Review changes. Tier 1A is intended for municipalities such as Burlington or South Burlington that have the administrative capabilities to perform the same duties that the current Act 250 boards do, such as enforce conditions of approval from previously approved Act 250 decisions. A municipality must make an application to apply to be in the Tier 1A designation.

Tier 1B is intended for village centers, downtown centers and planned growth areas. The Tier 1B designation does not require the municipality to perform the functions that the Act 250 boards do, but it does exempt Act 250 applications for housing projects of 50 units or fewer on 10 acres or less for housing and mixed-use development. The Tier 1B designation does not require an application like Tier 1A does, but the municipality needs to inform the RPC where they would like Tier 1B areas. The RPC will include these into the regional Future Land Use Map.

Town committee survey form

The PC discussed the title on the google forms survey “Goals/Objectives/Actions” and voted to change them to “Aspirations, Goals and Strategies”, referencing the Montpelier example. The wording change will be updated on Google forms by the next meeting.

Kick-Off meeting and work session with SE Group re: Town Plan

Alex Belenz from the SE Group met with the PC to kick-off the work on the Town Plan Update. Alex briefly reviewed the contract with the PC. The PC and Alex reviewed the timeline and schedule as well. Work then began on finalizing the Google Forms survey with Alex with his input.

Adjournment

Meeting adjourned at 8:25 p.m.