

WATERBURY PLANNING COMMISSION MINUTES

**Monday, May 27, 2026
6:00 P.M.**

Planning Commission: Dana Allen, Billy Vigdor, Robbie Adler
Staff: Neal Leitner
Attendance In Person and Zoom: Alex Belenz from the SE Group

Agenda review and possible modifications

none

Announcements and General public comments

none

Approval of minutes

Billy Vigdor moved to approve the 5/11 minutes. It was seconded by Robbie Adler. Motion approved 4-0.

Municipal Plan Update Tasks

Energy Chapter

- Reviewed and finalized the "What We Heard" Section
- Decided to insert a graphic from Slide 9 of the Top 5 Challenges from the Community Survey completed in late 2024.
- The Chapter is ready for the story map to be built and sent to CVRPC for review and comment.

Natural Resources

- We agreed not to revise the aspirations, goals and strategies for this and other chapters at this time.
- Dana will revise and consolidate the planning context section to remove commentary and retain the listed natural resources but exclude agricultural lands (which is in Land Use).
- The revised planning context will focus on the aspirations in the chapter and, to the extent possible, the goals.
- We will use the term "Shutesville Hill wildlife corridor" and not "Shutesville Hill Wildlife Corridor."
- Insert a section on "Threats to Natural Resources"
- Billy to share data on phosphorus levels.
- Insert a visual showing increased number of subdivisions or insert a visual showing increased fragmentation.

Land Use Chapter

- Dana will revise and consolidate the planning context section to remove commentary and focus on the aspirations in the chapter and, to the extent possible, the goals.

- Insert a discussion of Phase 1 and Phase 2 Bylaws into the introduction of the Chapter.
- We will revise the What We Heard Section after the Planning Context is revised; we would like this Section to align closely to the survey questions.

Next Steps

- Community Services Chapter: Robbie to prepare draft by June 1, SE Group will deliver by June 3rd, PC Comments by June 5th; meeting on June 8th.
- Introduction Chapter: Neal will prepare the introduction and context for the municipal services chapter. Dana has prepared an outline, Billy to prepare a first draft of the demographics section of the Introduction; Robbie and Billy to coordinate to prepare a draft by the June 22 meeting.
- Historic and Cultural Resources: Monica is preparing the chapter to be reviewed at a special meeting in June.
- Dana and Neal to attend the June 10 WCC meeting; all are invited.
- Dana and Neal to attend a DRB meeting to hear DRB views on improvements to Phase 1 Bylaws.

7:00 p.m. Adjournment