

**TOWN OF WATERBURY  
MUNICIPAL PLAN UPDATE  
Draft #3, November 5, 2018  
Planning Commission Report**

This Draft #3 of the update to the Municipal Plan for the Town of Waterbury dated November 5, 2018 is the same as Draft #2 of the update to the Municipal Plan that was prepared by the Planning Commission. Draft #3 addresses the comments that were received at the Public Hearing held on Monday, August 13, 2018, at 7:15 p.m. by the Planning Commission and the Public Hearing held on Monday, October 15, 2018 at 7:00 p.m. by the Select Board in the Steele Community Room in the Waterbury Municipal Center located at 28 N. Main St. in Waterbury.

This is an update to the 2013 Municipal Plan that was approved on December 9, 2013. That Plan was a major re-write that incorporated the results of the 2010 U.S. Census and other available statistics. At that time the consultant firm, Place Sense, also assisted with a Community Survey that was mailed to a statistical sample of approximately 20% of the Town Voter Checklist (658 individuals) and was made available to any other residents to fill out and submit. The numerical results in the survey results are separated into these two groups of respondents. The Report of the Survey Results is attached to this Draft Plan as Appendix A.

This report concludes that the Municipal Plan, as amended, is consistent with the goals established in 24 V.S.A. §4302. The proposed Plan will not alter the designation of any land area. The Future Land Use Plan that is part of the draft Municipal Plan does not lead directly to a proposal to re-zone any particular areas of the Town of Waterbury. However, the draft Municipal Plan does recommend that the community re-examine our two designated Growth Centers of the Waterbury village and Waterbury Center village and explore ways that we can utilize zoning and other available tools to promote higher density and more affordable housing in the appropriate locations.

The Plan recommends that the community examine our commercial and industrial zoning district boundaries and requirements to explore ways that we can promote the economic development and re-development of our existing commercial and industrial areas. The Plan also recommends that the community explore ways that our Zoning Regulations and other tools can promote the voluntary conservation of land, especially in the areas where significant natural resources exist.

In accordance with 24 V.S.A. §4302, the intent of this draft Plan is to be part of a coordinated, comprehensive planning process and policy framework to guide decisions of the Town of Waterbury. The intent of this Plan is to encourage citizen participation at all levels of the planning process, and to assure that decisions made at the local level are commensurate with their impact. Furthermore it is the intention of the Plan to help fulfil the following goals outlined in this section of statute:

- To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.
- To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards.

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- To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.
- To identify, protect and preserve important natural and historic features of the Vermont landscape.
- To maintain and improve the quality of air, water, wildlife and land resources.
- To encourage the efficient use of energy and the development of renewable energy resources.
- To maintain and enhance recreational opportunities for Vermont residents and visitors.
- To encourage and strengthen agricultural and forest industries and minimize forest fragmentation.
- To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.
- To ensure the availability of safe and affordable housing for all Vermonters.
- To plan for, finance and provide an efficient system of public facilities and services to meet future needs.
- To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

This plan is intended to reflect the common goals of Waterbury's individual, business, and government residents. This 2018 plan is an update to the 2013 Municipal Plan with a focus on the following chapters:

- Chapter 4. Local Economy: This chapter has been revised with new text and recent statistics that have been added reflecting the recovery from Tropical Storm Irene. Revitalizing Waterbury's role with its Economic Development Director and the creation of the Economic Development Strategic Plan is also discussed.
- Chapter 6. Natural Resources: This chapter has been revised with additional text addressing forest fragmentation as required in the state's Act 171. The new Forest Resources and Connectivity Map 2-7 is referenced.
- Chapter 7. Energy: This chapter has been completely re-written with assistance from CVRPC staff to summarize and reflect the new Energy Plan that is attached to this plan as Appendix B. This chapter and the Energy Plan are intended to address the standards in the state's Act 174.
- Chapter 9. Facilities and Services: This chapter has been revised to reflect the creation of the Edward Farrar Utility District that has assumed ownership of all the former Village of Waterbury municipal assets including the public water and sewer systems. The chapter also addresses the provision of town-wide police services.
- Chapter 10. Local Government: This chapter has been revised with assistance from William Shepeluk, the Municipal Manager, to reflect the fact that the Village of

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Waterbury no longer exists as a municipality. The statistics in this chapter have also been updated.

- Chapter 11. Land Use: This chapter has been revised with additional text addressing forest fragmentation and the implications for land development, especially in the Forest Area as shown on the revised Land Use Maps.

The other chapters and the majority of the statistics in the plan remain primarily as they were drafted and adopted in 2013.

In order to submit comments please e-mail Stephen Lotspeich, the Community Planner, at [slotspeich@waterburyvt.com](mailto:slotspeich@waterburyvt.com) or call (802) 244-1012. Comments can also be mailed to the attention of the Waterbury Select Board, Waterbury Municipal Offices, 28 N. Main St., Suite 1, Waterbury, VT 05676.