

**WATERBURY PLANNING COMMISSION, TOWN SELECT BOARD,  
AND VILLAGE TRUSTEES  
SPECIAL MEETING  
Monday, September 28, 2015**

Planning Commission Members present: Mary Koen, Ken Belliveau  
Trustees present: P. Howard Flanders, Lawrence Sayah  
Select Board present: Chris Nordle, Chris Viens, Don Schneider  
Staff present: Steve Lotspeich, Community Planner  
Public present: Kathi Grace, Anne Imhoff

The meeting was opened at 7:05 p.m.

**AGENDA REVIEW:**

A discussion of the Downtown Area Interim Zoning Amendments regarding multi-family density was added to the agenda. The Trustees added a discussion of the Farmer's Market vendor request to their agenda.

**COMMENTS FROM MEMBERS OF THE PUBLIC**

The members of the public that were present did not provide any general comments.

**DISCUSS THE WORKING DRAFT OF AMENDMENTS TO THE FLOOD HAZARD AREA REGULATIONS**

S. Lotspeich reviewed the Introduction and Report, and explained the Planning Commission's rationale for the elevation of buildings in the floodplain. A new aspect of these revised draft amendments is the partial exemption for historic buildings that are substantially improved. All flood regulations, with the exception of the requirement to elevate the lowest floor of the building, would apply to historic buildings that are substantially improved.

P. H. Flanders asked the reasoning behind introducing regulations based upon the 500-yr. flood level. The modeling and mapping done by Roy Schiff of the consulting firm, Milone and MacBroom that includes the possible future 100-yr. and 500-yr. floodplains was discussed. This mapping and the associated study was the basis for the Planning Commission's rationale

There were questions regarding the requirements to elevate utilities (604(a)(4)(D)). There was a recommendation to clarify the language regarding the level at which those utilities must be elevated. Also, there may need to be some distinction between types of utilities and components of heating systems. D. Schneider suggested a guide to the regulations, with examples, that may be helpful for the public hearing.

Kathi Grace questioned the decision not to regulate fill in the 0.2% chance or 500-yr. floodplain.

C. Nordle cautioned about variances from the requirements for the substantial improvement of historic structures and requested a legal opinion regarding the language in Section 610(b). He also asked about the statement in the Introduction and Report that foundations need to be "either wet flood proofed or reconstructed so that they wouldn't collapse". The wording in the Report needs to be changed so that it is consistent with the wording in the draft amendments. C. Nordle asked that the Introduction and Report state specifically what parts of the regulations exceed the federal minimum standards, and expressed some concern regarding the rigidity of the no net rise standard.

**DISCUSS THE INTERIM CAMPUS OVERLAY BYLAW AMENDMENTS THAT EXPIRED ON FEBRUARY 13, 2015**

The Trustees requested that the definition of a dwelling unit in the Downtown Area Interim Zoning Amendments regarding multi-family density be incorporated into the Interim Campus Overlay Bylaw

Amendments that expired on February 13, 2015, when they are proposed as permanent amendments to the Zoning Regulations. S. Lotspeich suggested that these draft amendments be warned for a Planning Commission hearing at the same time at the draft amendments to the Flood Hazard Area Regulation. They could be warned as a separate set of amendments so the approval process could be expedited. This may help facilitate re-development of additional parcels in the State Office Complex that the state is planning on divesting including the Stanley and Wasson Hall site.

The Select Board adjourned their meeting at 8:35pm.

Respectfully submitted,

Stephen Lotspeich  
Community Planner

These minutes were approved on October 19, 2015