

**WATERBURY PLANNING COMMISSION
MEETING
APPROVED MINUTES
Monday, November 12, 2012**

Members present: Kane Smart, Chair; Ken Belliveau, Jason Wulff, Rebecca Washburn
Staff present: Steve Lotspeich, Patti Spence, Eva Loomis - Vista Member
Guests: Allison Friedkin, Lisa Scagliotti, Don Welsh (all present to discuss the State Complex)

ZONING RE: STATE OFFICE COMPLEX

Steve Lotspeich presented a document that outlined "General Dimension, Location and Height Requirements" for potential zoning amendments that would create either a Campus overlay district or new Campus zoning district at the State Complex.

The following three projects are being considered and all require some level of amendment to the current Zoning Regulations:

1. Municipal Civic Complex
2. Multi-family affordable housing project being proposed by the Central Vermont Community Land Trust (CVCLT).
 - a. CVCLT likes the concept Steve put forth
 - b. CVCLT needs to move forward with permitting in order to apply for their potential funding sources
3. Hunger Mountain Childcare
 - a. They have similar timing needs as CVCLT
 - b. They are looking at renovating two buildings including 123 S. Main St., the building they had been in for 33 years before the flood
 - c. They are applying for CDBG-DR funding
 - d. One issue is determining where these 2 buildings fit in to the changes to the State Complex and how would the property be subdivided off from the remainder of the State Complex.

ISSUES IDENTIFIED:

1. All three projects require subdividing the State land.
2. Setbacks are an issue for all the projects.
3. Density for multi-family housing needs to be accommodated.
4. Parking needs must be taken into consideration through site plan review.
5. ACT 250 permitting and other permits will be required for each site within the State Complex

CONSIDERATIONS

1. Campus Zoning - consider advantage of one permitting process.

DRAFT ZONING AMENDMENTS

Reviewed the minutes from the October 29, 2012 public hearing.

Three options dealing with natural resources and wildlife habitat were reviewed for revisions, as referenced in an email from Kane Smart dated 11/08 and re-sent on 11/12:

The board chose to include a reference to the mapping for natural resources in our municipal plan. It was agreed that including wildlife travel corridors would be problematic because currently there is a lack of available comprehensive mapping.

The following revision to the definition of significant wildlife resources was agreed on:

Areas that include streams; Class I & II wetlands; prime agricultural soils; wildlife resources shown on the Waterbury Wildlife Resources Map in the Municipal plan; rare, threatened or endangered species; and irreplaceable natural communities.

MOTION

Rebecca Washburn moved and Jason Wulff seconded the motion to approve the current draft of the Zoning Amendments as modified and forward this revised Draft #2 dated November 12, 2012 to the Town Select Board and Village Trustees for consideration.

The motion passed unanimously.

OTHER BUSINESS

No update on the Moretown Act 250 Landfill application.

The Town received a CDBG-DR grant for the planning and design phase of the Municipal Civic Complex.

Next Meeting: November 26, 2012

Topics: State Complex; Municipal Survey and Municipal Plan

MINUTES

The minutes for the meetings held on October 8 and October 29, 2012, were reviewed.

Rebecca Washburn moved and Jason Wulff seconded the motion to approve the minutes of October 29th.

VOTE: The motion passed with one abstention.

Ken Belliveau moved and Jason Wulff seconded the motion to approve the minutes of October 8, 2012.

VOTE: The motion passed with one abstention.

ADJOURNMENT:

The meeting was adjourned at 9:45 p.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Patti Spence". The signature is written in black ink and is positioned above the printed name and title.

Patti Spence
Secretary

*These minutes were approved on 11/26/12.