

**WATERBURY PLANNING COMMISSION,  
SPECIAL MEETING  
Approved Minutes  
Monday, January 25, 2016**

Planning Commission: Rebecca Washburn, Chair; Mary Koen, Ken Belliveau

Town Select Board: Chris Nordle, Chair, Don Schneider, Vice-Chair; Chris Viens, Mark Frier,

Staff Present: Bill Shepeluk, Town Manager, Carla Lawrence, Town Clerk, Anne Imhoff, Videographer

Staff present: Steve Lotspeich, Community Planner; Judi Byron, Secretary,

Public: Kathi Grace

Chris Nordle called the SB meeting to order at 7:04.

Comments from the general public: Kathi Grace brought up the flood regs issue whereupon Chris Nordle said that item was on the agenda at 7:10 and then proceeded to speak about his conversation with an attorney in Montpelier who was well qualified but could not commit to the time line. Because the SB wants to move as quickly as possible on this issue, he then contacted Brian Monahan, a municipal attorney in Burlington who will have his response ready for the SB meeting on Monday, February 1<sup>st</sup>.

Kathi Grace asked if the SB would warn the meeting as she cannot come next week to voice her opinion. Chris replied that he did not want to move to public opinion before getting the attorney's opinion.

Mark questioned why the distinction between the Base Flood Elevation (BFE) of 2 feet for the non-historic buildings and the 3 feet for new construction. He felt that there was developable space to be had along with additional income for taxes. He wants a clearer understanding.

Chris N. said that tonight's meeting was simply an update not a Q & A. He also pointed out that warning the meeting would require a process and that there were ramifications should the SB decide to make changes.

Becca Washburn, PC chair took the mic and stated the report provided the justification for the regs and that she didn't want to take people's time with explanations that were already provided.

Chris N. thanked the PC for providing the SB with the revised report so quickly and asked if they would be present at the next SB meeting February 1<sup>st</sup>.

**The SB moved on to other business and the PC reconvened outside the conference room.**

Mary wanted the last sentence of the 2<sup>nd</sup> bulleted paragraph on page 2 under "The key aspects of the proposed amendments...are as follows" to be deleted. The sentence reads "The Planning Commission

weighed numerous options and makes the recommendation of three feet based on the following additional rationale.”

Mary wondered if the paragraph is strong enough based upon Mark’s remarks.

Ken pointed out that this is simply a talking point. It becomes a place to question.

Becca reiterated that the PC was trying to be sensitive to the financial burden of those with existing structures versus new construction where there was not already a financial investment.


Mary pointed out that the reason existing buildings need to be elevated to a lesser height than proposed new buildings is because the PC wanted to give existing buildings special considerations to minimize hardships to property owners of existing buildings.

Regarding the meeting next Monday, the 1<sup>st</sup> with the SB, Becca said she would be there. Steve will invite Sarah McShane.

**In other business**, Steve announced that two people had applied for the Zoning Administrator’s Position. The closing for applications will be Wednesday, February 3<sup>rd</sup>, with interviews on February 8<sup>th</sup> at the Municipal Building. Becca asked that they be provided with resumes well in advance and if a script for potential interview questions could be devised.

The meeting was adjourned at 7:38.

Respectfully submitted,



Judi Byron  
Secretary