

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, April 11, 2016

Planning Commission: Becca Washburn, Chair; Ken Belliveau, Sarah McShane, Mary Koen

Staff: Steve Lotspeich, Community Planner; Patti Spence, Secretary

Public: Don Schneider, Select Board

The Chair opened the meeting at 7:00 p.m. at the Municipal Offices at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

The agenda item at 7:10 p.m. has been postponed to a future meeting, possibly May 23rd. The report to go with the draft Flood Hazard Area Regulations was added to be discussed from 7:10 p.m. to 7:30 p.m.

COMMENTS FROM THE PUBLIC

There were none.

DISCUSSION OF THE DRAFT AMENDMENTS TO THE FLOOD HAZARD AREA REGULATIONS

The Select Board and the Trustees voted to amended the draft regulations so that new construction would be subject to elevation of the first floor at 2 feet above the BFE, not 3 feet as the PC recommended.

Next steps for the PC are to:

1. Have a presence at the April 25th hearing with a position.
2. Discuss how the revised amendments affect the future development study that the PC is working on.
3. Review the Introduction and Report and see if additional changes need to be made.
4. Make a statement regarding the changes that the elected officials made.

STATEMENT

The following statement was added at the end of the Introduction and Report before the references to the Municipal Plan: "The Planning Commission (PC) has reviewed the proposed amendments made to the regulations made by the Trustees and the Select Board. The PC restates their recommendation that requires new construction be elevated at least three feet above BFE but we will not oppose the Trustees and Select Board proposal. The PC also understands many of the considerations that have gone into the proposal that the Trustees and the Select Board decided on."

Amended Introduction and Report: The following additional specific changes were made:

Page 1, PP 1, change sentence 1:

... were developed and originally recommended by the Waterbury PC and subsequently amended by the Village Trustees and Town Select Board"

Page 1, PP 2, change the beginning of sentence 1:

The proposed amendments as recommended by the Village Trustees and Select Board are found in Article VI,

Page 1, PP 4, change the 3rd line of the sentence to "... were originally recommended by"

Page 3, PP 1, "outlined in Section 308 Variances, Section 610, Variances, the federal standards, and in state statute,

MOTION:

Ken Belliveau moved and Sarah McShane seconded the motion to approve the Introduction and Report as amended at this meeting.

VOTE: Passed unanimously.

DISCUSSION OF THE FUTURE DEVELOPMENT STUDY FOR THE VILLAGE OF WATERBURY

Steve announced that the LiDAR mapping data will be available soon. The contour detail will be much better. It will available for the entire Village and the Thatcher Brook watershed.

Land use classification: There is USGS data available from 2011. A link will be forwarded from Steve regarding this data with residential, commercial, open space, etc. - a total of 11 categories. The PC will review and offer feedback but the work can move forward prior to the next meeting.

Historic Districts: Sarah suggested that this map identify if a property has a structure that is contributing to the Historic District or not.

Expansion of the Village Historic District and Designated Downtown: It would be good to review with the staff at the Dept. of Housing and Community Development (DHCD) to get some determination and feedback at the preliminary stage. Steve will follow up and set up a meeting with DHCD.

The application to amend the district is due in November, 2016.

OTHER BUSINESS

Zoning Administrator's Report February 23 - April 11, 2016:

Permit #	Applicant/Owner	Location/Project	Dated Submitted	Action
09-16T	Fritz, Katherine	Off Gregg Hill Road (commercial building)	2/5/2016	Approved by DRB
10-16T	J T J, LLC	US Route 2 (pavilion)	2/5/2016	Approved by DRB
11-16T	Ryan, Sean & Holly	Dundalk Road Lot 6 (single family dwelling)	2/18/2016	Approved by DRB
12-16T	Raymond, Penny & Therrien Bruce	Sweet Road Lot 5 (single family dwelling)	3/4/2016	Referred to DRB
13-16T	Hirce, Catherine	87 West Harvey Farm (porch)	3/10/2016	Permit issued
14-16T	Murphy, Stuart	55 Stuart Lane (garage with storage)	3/17/2016	Referred to DRB
15-16T	Thurston, Gary, Tyler, Kelley & Kurt	3568 Waterbury-Stowe Road (sign)	3/17/2016	Permit issued
16-16T	Black, Jonathan	74 Twin Peaks Road (shed)	3/18/2016	Referred to DRB
17-16T	Weston, Raemon	1580 US Route 2 (single family dwelling)	3/21/2016	Incomplete
18-16T	Hoare, James & Sylvia	1888 Loomis Hill Road (shed)	3/23/2016	Permit issued
19-16T	Malloy, Deidre	End of Burt Lane (subdivision)	3/24/2016	Referred to DRB
20-16T	Ashley, James & Lori	2161 Waterbury-Stowe Road (addition)	3/29/2016	Referred to DRB
21-16T	Barrett Enterprises LLC	716 US Rt 2 (storage unit)	4/1/2016	Referred to DRB
22-16T	Martin, Steven & Dixie	483 Keeland Flats (shed)	4/4/2016	Referred to DRB
23-16T	Danyew, Richard	782 Maple Street (single family dwelling)	4/4/2016	Referred to DRB
24-16T	Canton, Alice	112 Windlestrae Lane (Accessory Apartment)	4/8/2016	In progress

VILLAGE ZONING PERMITS

02-16V	Town of Waterbury	O'Hear Court (main street cottages)	2/25/2016	Approved by DRB
03-16V	Waterbury Commons	Waterbury Commons (Lot 9)	3/18/2016	Permit issued
04-16V	Patnoe Marvin	172 Lincoln Street (shed)	3/23/2016	Incomplete
05-16V	Blush Hill Meadows Ten	33 Kimberley Lane (sign)	3/23/2016	ZA must deny
06-16V	Village of Waterbury	546 River Road (bike park)	4/8/2016	Referred to DRB

APPROVAL OF MINUTES

The minutes of the meeting of March 28, 2016 were reviewed.

MOTION:

Ken Belliveau moved and Sarah McShane seconded the motion to approve the minutes of March 28, 2016, as drafted.

VOTE: Passed unanimously.

PLANNER'S REPORT

1. Moving along with the property on O'Hear Court that is getting grant funding post-flood to elevate the home.
2. Received a VTrans grant (\$30,000) to do a planning scoping study of the Colbyville area for sidewalks and bike paths that would extend the existing Village sidewalk system on Stowe St. and Lincoln St. to the intersection of Laurel Ln./Corssroad and Route 100 and possibly to Ben & Jerry's.
3. The Floodplain Management working Group continues to meet monthly.

STATE PERMITTING UPDATE

Regarding the proposed Verizon cell tower on North Hill, the site walk on April 6th included the ANR and consultants for neighbors in the area. There was evidence of bear and other wildlife. A proposal by ANR to shift the tower to a lower elevation that would be outside of the mature forest and prime wildlife habitat area was not accepted by Verizon.

ADJOURNMENT

The meeting was adjourned at 08:35 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Patti Spence" with a small "SL" written below it.

Patti Spence
Secretary