

# **WATERBURY PLANNING COMMISSION**

## **Approved Minutes**

**Monday, June 25, 2018**

Planning Commission: Mary Koen, Acting-Chair; Martha Staskus, Eric Gross

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

Guests: Clare Rock, Central Vermont Regional Planning Commission  
Duncan McDougall, Waterbury LEAP

Public: Alyssa Johnson, Economic Development Director, Dave Lachtrupp, developer

The Chair opened the meeting at 7:09 p.m. at the Municipal Center at 28 N. Main Street

### **AGENDA REVIEW AND MODIFICATIONS**

No changes were requested.

### **ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC**

There were none.

### **DISCUSS DRAFT AMENDMENTS TO THE MUNICIPAL PLAN - NATURAL RESOURCES AND LAND USE CHAPTERS**

#### **Forest Fragmentation**

Clare Rock, with the Central Vermont Regional Planning Commission (CVRPC), was present to discuss the draft amendments to the Natural Resources and Land Use chapters. Act 171 was written to address forest fragmentation and strengthen the value of forestry uses. A component of the Act is to require that these issues be addressed in Municipal Plans including mapping that identifies forest blocks and wildlife corridors. The state BioFinder mapping identifies significant forest blocks and wildlife connectivity areas that can be incorporated into the mapping in the Municipal Plan. The town can choose to use those or do their own mapping.

The concept being proposed by Steve and the CVRPC is to focus primarily on two areas – the Shutesville Hill wildlife corridor and the forest/high elevation areas. Other areas are covered in other parts of the Plan. Another step, identified by Clare in a tracked changes version of the Natural Resources and Land Use chapters (handed out for review), is to draft a new language in this chapters based on Clare's comments.

The riparian areas identified in BioFinder are both corridors and habitat areas by themselves. Note: Our current Zoning Regulations do not identify riparian areas in the definitions however they are being addressed and defined in the current zoning rewrite.

The following comments and items were discussed:

1. Mary asked about addressing important grassland bird habitat. Steve suggested this is more appropriate to address in the language Natural Resource section rather than of the map of forested areas.
2. Mary asked about getting signage on Route 100 at Shutesville Hill identifying the area as a wildlife corridor. Some wildlife crossing signage exists now but could be supplemented.
3. Steve asked the Planning Commission to identify the priority areas on the forest resources map.
4. Mary wants to make sure we clearly identify priority areas on the map. The idea is to identify areas of concern but not to prohibit development.
5. The future land use map, which is more conceptual, should reflect the forest resources and connectivity map.
6. Steve suggested the forest resources and connectivity map should be an additional natural resources map in the draft Plan.
7. The language in the municipal plan was reviewed (page 119, "Upland Forest & Ridgelines"). This was compared to the tracked changes version of the draft plan (no page # available). Steve pointed out he also added some verbiage in the land use "agriculture, forestry" section page 124, 11-8 in the current plan. He feels this agriculture reference belongs in another section.
8. The board discussed how the forest/high elevation areas should be addressed. Some changes were made to the draft, which Steve recorded.
9. Martha suggested some wording that Steve recorded.
10. Growth centers – Mary suggested an update, which Steve recorded.
11. In the municipal plan, page 111 (towards the end of the paragraph) – Mary suggested a change which resulted in removing some of the wording (Steve flagged this for future reference).
12. Comment #9 - "acceptable management practices" - (Steve recorded changes)
13. Section 6.5 – comment #10 – Take out the word "should". And simplify by taking out the extra wording and "stick to the point".
14. Section 6.6 – this is where we could add more on the grassland bird habitat and reference migration and nesting areas.
15. Section 6.8 – Open Lands and Scenic Resources (just above the beginning of Section 6.9 some changes were made and recorded by Steve)

#### ACTION ITEMS:

1. Draft Future Land Use map – Steve and Clare will work on this and get a revision out in advance of the next Planning Commission meeting.

2. Make sure the #'s are consistent (for example there is a reference to acreage which was 41% in one place and 43% in another.) Martha will get more details to Steve and copy the board members.

## **DISCUSS DRAFT AMENDMENTS TO THE MUNICIPAL PLAN - ENERGY PLAN AND ENERGY CHAPTER**

The following comments from Waterbury Local Energy Action Partnership (LEAP) from the June 11<sup>th</sup> meeting were discussed:

1. Reference to policy items that have not yet been included in the plan were brought up. These items are the proposal that LEAP made for this Energy Plan.
2. Identify the priority areas not included and put it in the existing format. (follow up for June 25<sup>th</sup> meeting)
3. What will be the make-up of a task force charged with implementing this plan?

A document titled "Final Comments of Waterbury Energy Plan", dated June 18, 2018 was sent from Waterbury LEAP (via Duncan McDougall – Chair). These comments were reviewed by Duncan.

#6 – Policy B-3: Mary noted that we made changes to Acton 2 (in the table) which should be tracked)

Objective C-2 – consider reducing parking requirements, rather than designing around the # of cars/parking spaces required.

Duncan to communicate with Steve on some other recommended changes to the "draft" Energy Plan.

### **Action item:**

Steve to get out a draft of the entire Municipal Plan update including the Local Economy, Facilities and Services, and Local Government chapters by end of day Friday, 6/29 for review by the Planning Commission in advance of the next meeting on July 9th.

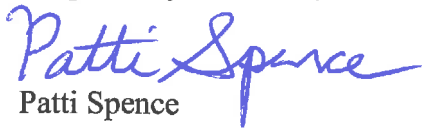
Steve will paginate the draft and put it in one Word document.

**Next meeting, July 9, 2018:** Discuss the entire draft update to the Municipal Plan. Consider approving the draft for distribution and warning a public hearing to be held on August 13<sup>th</sup>.

### **ADJOURNMENT**

The meeting was adjourned at 09:20 p.m.

Respectfully submitted,



Patti Spence

Secretary