

# **WATERBURY PLANNING COMMISSION**

## **Approved Minutes**

**Monday, August 13, 2018**

Planning Commission: Ken Belliveau, Chair; Mary Koen, Martha Staskus, Mark Ray

Staff: Steve Lotspeich, Community Planner

Public: Alyssa Johnson, Economic Development Director; Allan Thompson, Chair, Waterbury Conservation Commission; Joan Beard, Waterbury Conservation Commission; Duncan McDougal, Waterbury LEAP; Tom Sweet; Dave Lachtrupp

The Chair opened the meeting at 7:00 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**

Mark Ray announced to the Planning Commission members that he is resigning from the Planning Commission due to his responsibilities as a business owner and parent. He expressed his regrets in having to resign.

### **REVIEW AND APPROVE MINUTES**

Mary Koen moved and Martha Staskus seconded the motion to approve the minutes of July 23, 2018, as amended.

### **VOTE**

The motion passed 4 - 0.

### **PUBLIC HEARING TO CONSIDER AND RECEIVE PUBLIC COMMENT ON DRAFT #1 OF THE 2018 MUNICIPAL PLAN UPDATE**

Steve Lotspeich gave an overview of the updates to the Municipal Plan.

The following comments were offered:

It was pointed out that the Waterbury Village Zoning Map was included inadvertently in the packet of excerpts from the draft Municipal Plan instead of the Land Use Plan 5-2B that shows the locally designated Growth Centers.

Duncan McDougal made a comment that there is a need that should be identified for the implementation of the Energy Plan. This should involve the creation of a group that will work on implementing the Energy Plan. The group would be representative of various groups and committees in Waterbury including Waterbury LEAP.

Allan Thompson, Chair of the Waterbury Conservation Commission asked the Planning Commission to include a separate map that shows the Shutesville wildlife corridor. Since the Zoning Regulations require that wildlife travel corridors be protected, there should be a map that shows these corridors, especially the Shutesville wildlife corridor. When the proposed Verizon

North Hill Cell Tower was litigated, scenic resources were considered but there is not currently a scenic resources map for Waterbury in the Municipal Plan. Allan recommended that there be an action to create a scenic resources map in addition to the wildlife corridor map. The term “open lands” is used in the Municipal Plan and it needs to be further defined in the Plan. We should look at the definitions in the Zoning Regulations and make sure that they are consistent with terms described in the Municipal Plan. The Municipal Plan uses the term forest fragmentation and un-fragmented forest resources. Allan thinks it may be dangerous to use the state designated un-fragmented forested areas and stated that it is not advisable to develop all of these areas. Care should be taken in using these areas from the state Biofinder mapping system in the proposed Forest Resources and Connectivity Map 2-7 without further field work to “ground truth” the mapped areas.

Natalie Sherman said that she likes the seven goals in the Introduction to the Plan and thinks they are very good.

Allan Thompson said that some of the maps have overlapping information. On the Forest Resources and Connectivity Map the symbol for VT State Highway on Route 100 is overlaying the Highest Priority Wildlife Crossings symbol. These layers need to be reversed. The Municipal Plan does not detail what the Priority and Highest Priority designations mean and how they relate to other issues in the Municipal Plan.

The Tax receipts on page 25 in the Local Economy chapter only go up to 2011. More up-to-date data needs to be included. Alyssa Johnson volunteered to assist with this task.

There are a lot of statistics in the 2013 Municipal Plan were not updated in this draft. A comprehensive update of the statistics was not done for this draft update due to time and funding constraints.

The Planning Commission will be taking written comments until the end of the week of August 13<sup>th</sup> for consideration and possible incorporation in the next draft of the Municipal Plan.

Ken Belliveau closed the public hearing at 8:05 p.m.

The Planning Commission discussed the comments that were made during the public hearing. Mapping edits should be included in the next draft of the Municipal Plan. The number on Map 5-2A needs to be added. The arrow on the Future Land Use – Town Map is very generalized and is drawn right on the Waterbury – Stowe town line. It was suggested to show the Shutesville wildlife corridor as an overlay symbol that could show an area in both Waterbury and Stowe. The map of the Shutesville Hill wildlife corridor that was offered by the Conservation Commission was discussed. The Planning Commission’s concern is that the Conservation Commission’s map has not been vetted through a public review process. However their map could form the basis for the Shutesville wildlife corridor overlay symbol or zone. The road labelling on this map needs to be reorganized to focus just on the major Class 2 and 3 town roads.

It was suggested that scenic resources should be examined in the future and there could be an action item to look at possibly map scenic resources in the future. Viewshed analysis is one way to look at these resources. This work was done as part of developing the Ridgeline, Hillside,

Steep Slope regulations. A GIS analysis can be done to determine which areas are the most scenic and visible. We should draft possible wording for this action. We would need to define both “scenic resources” and “open land” as part of this process.

The focus on which statistics should be updated was discussed, understanding we can't update a large amount of data in this draft. Alyssa Johnson will provide an update for the tax data in the Local Economy chapter.

Clare Rock's e-mail from today on her review of our draft Plan was discussed. Concern was voiced regarding her comments and the Planning Commission would like to know what are desired changes versus those that are required in state statute. Clare is going to do an analysis of the entire Plan in a checklist format. The checklist will indicate which areas need to be further updated to meet the state statutory requirements. She will be providing that checklist to Steve by the end of this week of August 13<sup>th</sup>. Steve's goal is to address the requirements in her checklist before the next Planning Commission meeting on August 27<sup>th</sup> to the extent that is possible. The requirement for a fluvial erosion plan was discussed. A new Phase II River Corridor Map has been drafted by CVRPC and the state and should be able to be added into the Plan as a map, or as a revision to one of the existing maps in the Plan, showing fluvial erosion prone areas.

The last bullet in Clare's memo regarding congestion on Route 100 needs to be clarified. Is this a requirement that we address traffic congestion in the policies and actions?

Allan Thompson asked to explain the process, including public involvement, that took place in developing the Conservation Commission's Shutesville Hill wildlife corridor map. Ken asked Allan to come to the next Planning Commission meeting on August 27<sup>th</sup> and explain the process regarding how the map was developed.

The role of the Central Vermont Regional Planning Commission in reviewing our Plan was discussed further. It is important for them to understand that we need to focus on mainly the sections of the Plan that we absolutely have to

## **OTHER BUSINESS**

A possible informational meeting to have the state and the Central Vermont Regional Planning Commission (CVRPC) staff present updates and take comments on the 2018 Draft Winooski River Tactical Basin Plan was discussed. The Planning Commission has very limited capacity at the upcoming meetings. It was agreed that the presentation could possibly take place at the Planning Commission meeting on September 24<sup>th</sup>. Other nearby municipalities including Duxbury, Bolton, and Moretown and our elected officials and public works staff should be invited to participate in this meeting as well.

Steve passed out a flyer for the Design Review and Preservation Planning workshop in White River Junction on September 21<sup>st</sup> and 22<sup>nd</sup>.

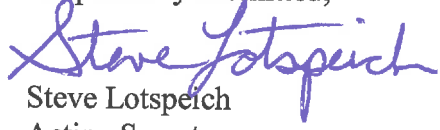
## **NEXT MEETING**

**August 27, 2018:** Discuss further changes to Draft #1 of the Municipal Plan update, including the draft Energy Plan, and consider approving the Planning Commission's Draft #2 to transmit to the Select Board.

**ADJOURNMENT**

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

Respectfully submitted,



Steve Lotspeich  
Acting Secretary