

WATERBURY PLANNING COMMISSION

Unapproved Minutes

Monday, December 9, 2019

Planning Commission: Ken Belliveau, Chair; Martha Staskus; Katya D'Angelo; Eric Gross

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

Public: Alyssa Johnson, Economic Development Director; Judy Foregger; Dave Lachtrupp; Dan Roscioli

The Chair opened the meeting at 7:03 p.m. in the Steele Community Room in the Municipal Center located at 28 S. Main Street.

AGENDA REVIEW AND MODIFICATIONS

There were no modifications to the agenda.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

There were no announcements.

REVIEW OF MINUTES

MOTION:

Katya D'Angelo moved and Eric Gross seconded the motion to approve the minutes of November 25, 2019 as amended.

Vote: The motion was approved 4 – 0.

REVIEW EDITS TO THE FINAL DRAFT HISTORIC OVERLAY DISTRICT BYLAW AMENDMENTS

The latest edits were reviewed and no changes were made. The next step is to schedule a discussion of these proposed bylaw amendments with the Select Board at one of their regular meetings. The date suggested is Monday, December 16, 2019 at 7 p.m. Ken and Eric plan to attend. The purpose of this presentation and discussion of the bylaw amendments will be to get input from the Select Board and gauge their support for moving into the formal public hearing process for the amendments.

DISCUSS DRAFT UNIFIED DEVELOPMENT BYLAWS, CHAPTER 3

Dimensional table follow up items: An analysis of the existing and proposed residential density by zoning district was not ready to present at this meeting.

1. Steve is working on a lot yield comparison for the more rural zoning districts.
2. Martha Staskus reported that her former business colleague, John Zimmerman, has offered to do a GIS analysis of existing and proposed residential density in the rural zoning districts.

The municipal wastewater service area was discussed. In order to get approval for an extension of wastewater service to areas outside of the current service area, an allocation application is reviewed and approved by the Waterbury Municipal Manager and the State of Vermont. The cost of

infrastructure expansion is typically the responsibility of landowner requesting the new service. Ken asked what authority the Town has relative to these extensions of the wastewater service area since the Edward Farrar Utility District is a separate municipal entity that owns the public wastewater and water supply systems. The Town does not have this authority.

Steve suggested taking a look at the smaller lot sizes in the zoning districts located in and around Waterbury village as they relate to density. Furthermore, we should examine which areas could be served by the wastewater, and to a lesser extent, by the water supply systems. This issue was addressed in the Future Development Study that the Planning Commission did in 2017 and 2018. Katya asked about capacity of the public utility systems and Steve pointed out that the wastewater system has hydraulic capacity but is more limited in organic capacity, in part due to the organic loading to the system from the breweries and Ben & Jerry's. The water supply system has adequate capacity for development and extensions of the system in the foreseeable future.

Martha asked about comparing the new dimensional table with the current table and what the explanation/rationale is for changes. An example is the maximum height limit being proposed to bring an area in to compliance. Because there are structures that are now out of compliance, in part due to past variance approvals, this issue needs to be addressed. The former Green Mountain Coffee Roasters plant in Pilgrim Industrial Park is an example of this situation. A question is, what are we trying to achieve with the proposed dimensional changes in terms of bringing existing buildings and small non-conforming lots into conformance with the dimensional requirements in the zoning regulations.

Martha asked about the proposed R5 zoning district. Steve suggested this district was listed as a possible transition area between the R1 and R10 districts. The R5 district was included in the dimensional table for discussion purposes but is not shown on the current proposed zoning map. It was agreed that possible areas for this additional zoning district should be discussed at a future Planning Commission meeting.

The area of O'Hare Ct. where the former Whaley Park was located, and Huntington Pl. off Armory Dr. was discussed. This area needs to be changed on the proposed zoning map from the Tourism Business zoning district to another higher density district such as Mixed Use.

A member of the public asked about extending the proposed Tourism District to the area along Route 100 north of Guptil Rd. where there are existing parcels with commercial use.

Next steps:

1. Steve will do a comparison of the proposed changes vs. the current dimensional table. The PC needs to understand what we are trying to achieve by the recommended changes. It was requested to make the comparison in a table form with side-by-side columns and use comparable units of measurement such as minimum area per dwelling unit.
2. The area of the former Whaley Park needs to be changed to a different zoning district.
3. Consider changes to the Tourism District. Follow up on the discussion and input requesting that the district be extended to the area immediately north of Guptil Rd.
4. Steve needs to distribute the Chris Nordle memo to the Planning Commission mentioned in the 11/25 minutes.

OTHER BUSINESS

1. Steve distributed the Zoning Administrator's (ZA) report.
2. Steve reported that there are some enforcement issues going on with various properties. The ZA is handling these issues with support from Steve as needed.
3. The next Community Center meeting is 12/17, 6:00 – 8:00 p.m., in the Steele Community Room and the Planning Commission members were invited to participate.

ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Patti Martin

Patti Martin, Secretary

ZA Report November 2019

Permit #	Appn-date	Project location	Owner / Applicant	ZA	DRB	DRB date	zp	Project description
012-19	2/14/19	217 HENRY HOUGH ROAD (parcel 470-0217)	CHARLES MAGNUS	P	—	—		3-lot subdivision. — <i>Proposal does not comply, on hold, Applicant revising.</i>
048-19	5/20/19	0 WOOD FARM RD & STAGECOACH LN	RIPLEY SPRINGS / DAVID LACHTRUPP	P	—	—		4 lot SD/PUD 3 building lots, minor-RHS (PUD-RHS) — <i>Incomplete/On Hold.</i>
076-19	7/8/19	1045 RING RD	LAURIE BRADY / CRESCENT RIDGE DEVELOPMENT LLC	R	P	8/7/19 9/18/19 10/16/19 12/18/19		After-the-fact dwelling and deck. (WR-RHS) — <i>Cont. to 12/18/19</i>
093-19	9/10/19 11/4/19	2687 WATERBURY-STOWE RD	DAVID & JOANN SCHERK	R	P	12/4/19		Commercial storage building. (SP-CU) — <i>11/4 application complete.</i>
096-19	9/17/19	150 SOUTH MAIN ST	YAO ALATE, KEKELI LLC / JUD HUDSON	R	P	10/16/19 1/8/20	P	New commercial accessory structure or addition for vehicle repair & service. (SP-CU- WR-SFHA) — <i>Cont. to 1/8/20</i>
102-19	10/15/19	21 UNION STREET WBY	JOHN & NATALIE SHERMAN	R	P	11/20/19		Dwelling addition in the setback & exceeds max. lot coverage. (WR-V)
104-19	10/21/19	21 HILL STREET EXT	CHARLES O'BRIEN SR FAMILY TRUST	R	P	11/20/19		Single family residence within the setback. (WR)
105-19	10/22/19	78 BLUSH HILL ROAD	TIM MACK / TRADER TIM LLC	R	P	12/4/19		After-the-fact deck addition. (WR)
108-19	10/31/19	10 RANDALL STREET	LUCY ELY PAGAN	P	—	—		Certificate of Completion for porch project in SFHA. (Incomplete)
109-19	11/5/19	5 MOODY COURT	DARREN TEBEAU	P				Shed in the setback and exceeds max. lot coverage. Will refer to DRB for WR/V when complete; needs SP & Variance criteria.
110-19	11/5/19	480 BLACK BEAR HOLLOW	MARK POWELL and BETH GILPIN HAZEN POWELL	G	—	—	G	Two-lot subdivision.
111-19	11/6/19	819 MAPLE STREET	CHARLES S. TAYLOR LIVING TRUST	G	—	—	G	Boundary-line adjustment, accommodate Lot 1 future sewer force-main easement.
112-19	11/20/19	187 US ROUTE 2	EDWARD FARRAR UTILITY DISTRICT (WWTP)	P				11/20 DRB exempt from SP/WR, but submit SP w- measurements prior to zp.

Status (ZA/DRB/zp): P-Pending; R-Referred; G-Granted; D-Denied; W-Withdrawn.

Project description (DRB Review): A-Appeal; CU-Conditional Use; DDR-Downtown Design Review; RHS-Ridgelines/Hillsides/Steep Slopes; SD-Subdivision;
SFHA-Special Flood Hazard Area; SP-Site Plan; V-Variance; WR-Setback Waiver Request.