

WATERBURY PLANNING COMMISSION

Approved Minutes

Monday, January 10, 2022

Planning Commission: Alyssa Johnson (Chair); Martha Staskus; Mary Koen, Eric Gross, Steve Karcher

Staff: Steve Lotspeich (Planning and Zoning Director, Zoning Administrator)

Public: Mark Pomilio (Waterbury Economic Development Director)

Alyssa Johnson (Chair), opened the meeting at 7:05 p.m. at the SAL Room in the Waterbury Public Library, 28 N. Main St. The Planning Commission (PC) members and staff participated in person.

AGENDA REVIEW AND MODIFICATIONS

The agenda was approved as drafted.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

Mark Pomilio introduced himself as the Waterbury Economic Development Director.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The minutes for the meeting held on December 27, 2021 were reviewed.

MOTION:

Eric Gross moved and Mary Koen seconded the motion to approve the minutes of December 27, 2021, as amended.

VOTE: The motion was approved 5 - 0.

DISCUSS THE DRAFT UNIFIED DEVELOPMENT BYLAW – PHASE #1

The review of the draft Section 1606.1, Use Table was continued with a discussion of the following proposed Commercial Uses:

1. It was agreed by consensus to allow the *Food or beverage manufacturing* and *Light industry* uses up to 1,400 sq. ft. as conditional uses and prohibit the use for >1,400sq. ft. in the Mixed Use zoning district.
2. It was agreed by consensus to leave the *Metal fabrication shop* use as prohibited at any scale in the Downtown and Mixed Use zoning districts.
3. It was agreed by consensus to leave the *Sawmill* use as prohibited at any scale in the Downtown and Mixed Use zoning districts.
4. It was agreed by consensus to leave the *Landscaping or Construction Contractor's yard or enclosed storage* use as prohibited at any scale in the Downtown and Mixed Use zoning districts.
5. It was agreed by consensus to leave the *Extraction and quarrying* use as prohibited at any scale in the Downtown and Mixed Use zoning districts.

The Art, Entertainment and Recreation section of the Use Table was discussed as follows:

6. It was agreed by consensus to allow the *Performance / Movie theater* use as drafted for the Downtown zoning district, and to allow this use up to 4,000 sq. ft. as a conditional use and prohibit the use for >4,000sq. ft. in the Mixed Use zoning district. It was agreed to draft Specific Use Standards including hours of operation, parking, and noise levels, for this use since they are not in the draft Phase #1 Bylaw or the parent draft Unified Development Bylaw.
7. It was agreed by consensus to allow the *Social Club* with the same limits as the *Performance / Movie theater* use, as drafted for the Downtown zoning district, and to allow this use up to 4,000 sq. ft. as a conditional use and prohibit the use for >4,000sq. ft. in the Mixed Use zoning district. It was agreed to draft Specific Use Standards including hours of operation, parking, and noise levels, for this use since they are not in the draft Phase #1 Bylaw or the parent draft Unified Development Bylaw.
8. It was agreed by consensus to allow the *Artist gallery or studio* use as drafted for the Downtown zoning district, and to allow this use up to 4,000 sq. ft. as a conditional use and prohibit the use for >4,000sq. ft. in the Mixed Use zoning district. It was agreed to draft Specific Use Standards including hours of operation, parking, and noise levels, for this use since they are not in the draft Phase #1 Bylaw or the parent draft Unified Development Bylaw. It was agreed to add jewelry making to the definition of this use.
9. It was agreed by consensus to allow the *Museum* use up to 4,000 sq. ft. as a permitted use and >4,000sq. ft. as a conditional use in the Downtown zoning district, and up to 4,000 sq. ft. as a conditional use and prohibit the use for >4,000sq. ft. in the Mixed Use zoning district.
10. It was agreed by consensus to keep the *Recreation, indoor* use as proposed in the Phase #1 draft. It was agreed to revisit the definition of this use with attention to whether equestrian facilities / arenas should be part of this use or handled under a separate definition.
11. It was agreed by consensus to change the *Recreation outdoor* use to prohibited at any scale in the Downtown and Mixed Use zoning districts and remove the thresholds of 4,000 sq. ft.
12. It was agreed to eliminate the *Specialty school* use all together from the Use Table.

For the next Planning Commission meeting, it was agreed to discuss the definitions for *Recreation, indoor* and *Recreation, outdoor*, with special attention to equestrian facilities / arenas and swimming pools. It was agreed to finish the Civic and Community uses category for the Downtown and Mixed Use zoning districts. Then the uses for the R-10 zoning district followed by the Dimensional Table will be discussed. It was noted that definitions for Farmers Market and Small Scale Repair are needed and Steve agreed to research and draft these definitions.

OTHER PLANNING COMMISSION BUSINESS

1. Planning & Zoning Director's Report:

Steve L. reported that the Development Review Board is reviewing a proposal to reconstruct the Stone Shed at 35 Foundry St. Non-historic portions of the building are proposed for demolition to facilitate returning the building to its original historic appearance.

2. Update on State permitting activity – there were no updates.

3. Other Chair updates – there were no updates.


NEXT MEETING

The next regular scheduled Planning Commission meeting will be held on Monday, January 24, 2022 and will probably be in the Revitalizing Waterbury conference room in the Steele Block at 46 S. Main St.

ADJOURNMENT

The Planning Commission meeting was adjourned at 9:08.

Respectfully submitted,


Steve Lotspeich, Acting Secretary