

WATERBURY PLANNING COMMISSION
SPECIAL MEETING
APPROVED MINUTES
Monday, January 9, 2012

Members present: Eric Nealy, Acting Chair; Chris Viens; Craig McKenzie; Jason Wulff; Kane Smart (via phone)

Staff present: Stephen Lotspeich; Patti Spence

Guests present: Annie Geratowski; FEMA Long-Term Community Recovery

Eric Nealy opened the meeting at 7:03 p.m.

MINUTES

The minutes of December 12, 2011 were reviewed.

Craig McKenzie moved and Jason Wulff seconded the motion to approve the minutes of December 12, 2011 as amended.

The motion passed unanimously.

ZONING AMENDMENTS

Review 4 alternative proposals for Zoning Amendments clarifying regulation of Subdivisions; and discuss approving Waiver provision.

Tonight we discussed the lot size and lot design criteria that might be included in the wording of the amendment/s.

We also discussed bringing in some stakeholders to review one or two proposals that the PC can stand by.

Another option was to let a few individuals see the wording that Jason has put together and get their feedback. Include some language about providing a building envelope.

Consensus was to share the current draft with Joel Baker, Gunner McCain, John Grenier and a few others and get their feedback prior to the January 23rd meeting.

MUNICIPAL PLAN RE-WRITE

Chapter 4 review.

1. Survey to business owner's. It was suggested that a group has formed out of the Long Term Recovery Planning Commission, called "Economic Development". Perhaps they could take on this project. They meet on Tuesday, January 10 at 7 p.m. at St. Leo's Hall.

Chris V. and Eric N. will attend and present a report at the next meeting.

PLANNER'S REPORT

1. Interim flood hazard regulations. Hearing Wednesday, January 11, 2012 at 7 pm at the Fire Station.
2. Zoning Administrator's report was presented and is attached to these minutes.
3. Planning Department budget, with a work plan and justification.
4. The issue of a seventh member for the PC was discussed. It is suggested that we wait until the Town Meeting and someone will be appointed for a full term.

OTHER BUSINESS

1. Reviewed the schedule of meetings on Wednesday, January 11th at St Leo's Hall.
2. January 17th meeting regarding the traffic study at the Intersection of Route 2 & 100, to be held at 7pm at Crossett Brook Middle School.
3. Review Chapter 5 prior to the next meeting.

NEXT MEETING:

January 23, 2012

ACTION ITEMS:

ITEM	UPDATE: 6/27/11	UPDATE: 11/28/11
7/11: S. Lotspeich to dig in to availability of new census data.	On-going	
7/11: Research methods and costs for a survey regarding planning.	Lead times	ongoing
7/25: Develop a list of other resources/groups to invite in.		ongoing
8/08: Waiver provision	Draft the criteria	
8/08: Home occupation		
9/26: Historic Preservation data	Jeanne Kirby to provide	
11/28: Chapter 2 Historical Information	Distribute and ask for input from Revitalizing Waterbury, Historical Society and community members.	Steve to distribute; Craig to receive and edit.
11/28: Move forward with getting	Get notice out of opening on PC	S Lotspeich

a 7th member. 1/9/12: Hold until the March Town Meeting		
11/28: Chapter 4 review at next meeting	Look ahead to this chapter so that we can discuss changes/updates, potential stakeholders.	All
12/12: Continued review of subdivision review at the next meeting.	Send out draft wording to stakeholders.	S Lotspeich
12/12: Chapter 4	See what RW has done or has for information. Generate a list of questions to go out to area businesses about encouraging new business in town.	All
12/19: Chapter 5	Review prior to the 1/23/12 meeting	All

ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

Respectfully submitted:



Patti Spence
Secretary

These minutes were approved on January 23, 2012.

ZONING ADMINISTRATORS REPORT

Permit #	Property Owner	App Received	Address (project)	Action
VILLAGE				
48-11V	Sabin, Lois	12/2/2011	35 Randall Street (flood hazard area repairs)	approved
49-11V	Griffith, Michael & Morgan	12/2/2011	33 Park Row (flood hazard area repairs)	approved
50-11V	WSC LLC	12/2/2011	80 South Main Street (sign)	approved
51-11V	Phillips, David & Melissa	12/5/2011	25 Winooski Street (porch)	approved
52-11V	Waterbury, Town of	12/5/2011	43 South Main Street (sign)	approved
53-11V	Roszkowski, Joseph & Heather	12/5/2011	45 Perry Hill (shed)	approved
54-11V	JNKPRO Properties LLC	12/5/2011	137 South Main St (flood hazard area repairs)	Sent Wthdrwl & Resubmit Form, requested additional info
55-11V	Wood, Christopher & Susan	12/5/2011	2 O'Hear Court (reconstruct single-family dwelling)	Requested additional info
56-11V	Garbelotti, Carl & Pamela	12/14/2011	21 Randall Street (flood hazard area repairs)	Requested additional info
70-11T	Farr's Tree Service	12/8/2011	Farr's Landing (property line adjustment)	Referred to DRB
71-11T	Michael's Land LLC	12/19/2011	15 Tayer Lane (shed)	Approved
72-11T	Hall, John	12/22/2011	1099 Maggies Way (single-family dwelling, garage, accessory apt & home occupation)	Approved
TOWN				