

**WATERBURY PLANNING COMMISSION  
APPROVED MINUTES  
Monday, April 28, 2014**

Members present: Ken Belliveau, Acting-Chair; Mary Koen; Judi Kamien; Jeff Kampion  
Staff present: Steve Lotspeich, Patti Spence

Guests: Darren Winham, Local Development Director; Lefty Sayah, Village Trustee;  
Jeff & Karol Smith; Mark Friar; Anne Imhoff

Ann Smith, Executive Director for Friends of the Winooski River

The meeting was opened at 7:00 pm.

**51 S. MAIN STREET PROPERTY DEVELOPMENT**

The Commission members discussed possible residential development project for the Village of Waterbury's property at 51 S. Main St. and the associated density provisions in the Zoning Regulations, with Darren Winham. This is the property that was the Village and Town offices prior to Tropical Storm Irene. The Village voters would need to approve the sale of the property.

Darren Winham, Waterbury Local Area Development Director, presented an overview of the project considering that it would require a change in density in the Downtown Commercial Zoning District. It was discussed as to whether a variance could be granted for density. Ken Belliveau expressed the view that variances are widely misunderstood and are specific to dimensional requirements. He said that density is an aspect of use and variances cannot be granted for uses.

A developer has come forth with a project which will be presented within a week via the Waterbury Record. A 28 unit building is being proposed, all one bedroom units. A project of this size would double the density on this piece of property.

The potential timeframe of the Planning Commission getting through the necessary meetings and hearing to amend the Zoning Regulations to facilitate what might be needed for this project to move is optimistically four to six months.

**FLOODPLAIN MANAGEMENT PROGRAM  
PUBLIC OUTREACH & INPUT SCHEDULE**

Ann Smith, Exec. Dir. of the Friends of the Winooski River introduced herself and described the intent of this organization. Her interest is to assist in communities and homeowners with education on issues specific to the Winooski River - flooding, stormwater runoff, water quality, and riparian restoration.

She handed out some resources which could be shared and distributed via other resources such as the Town website, the Waterbury Record, the Front Porch Forum, to name a few.

The following possible public meeting dates were discussed:

Monday, June 9th - Education - panel discussion – with a possible demonstration of the flume by Gretchen Alexander with the state Agency of Natural Resources.  
Monday, July 14th - Economics & Technical Concepts  
Monday, September 8th - Policy and Regulatory  
Late July - field trip, walk the river

Mary and Jeff attended the latest meeting of the Floodplain Management Working Group, set up via the Selectboard to assist the PC with this topic.

### **MEETING MINUTES**

Judi Kamien moved and Jeff Kampion seconded the motion to approve the minutes of April 14, 2014, as amended.

VOTE: Passed unanimously.

### **NEXT MEETING:**

May 9, 2014 at 7:00 pm.

### **ADJOURNMENT**

The meeting was adjourned at 9:10 pm.

Respectfully submitted:



Patti Spence  
Secretary

\*These minutes were approved on May 12, 2014.