

WATERBURY PLANNING COMMISSION
Approved Minutes
Monday, August 7, 2023

Planning Commission: Martha Staskus (Chair), Mary Koen, Dana Allen, Billy Vigdor
Staff: Neal Leitner
Public in attendance: None

The Chair opened the meeting at 7:00 p.m. at the Municipal Offices, 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

No modifications were made to the agenda.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

Billy Vigdor stated that the Community Values Mapping meeting will be held on Tuesday, August 8th in the Steele Room in the Municipal Center.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

The draft minutes for the meeting held on July 31st, 2023 were reviewed.

Dana Allen motioned to approve the July 31st minutes as amended, it was seconded by Billy Vigdor.

Motion passed 4-0.

CONTINUED REVIEW OF DRAFT UNIFIED DEVELOPMENT BYLAW – PHASE #1 (UDB-P1)

The PC began review of the Institutional (IT) Zoning District Dimensional Standards. They discussed the importance of preserving historic features in the State Campus. The campus feel and the horseshoe were identified as priorities in which to preserve. There was extensive discussion of whether a 60% lot coverage for the "District as a whole" would allow for desired development but preclude development of the Horseshoe. They would like to allow for additional development in the zone without impeding on the horseshoe that helps create the campus feel that it has today. The current regulations in the Campus Overlay District were reviewed. The PC decided by consensus to change the IT-Institutional District to the CAM-Campus District. The PC decided by consensus to use the Campus District Purpose in the current bylaws, specifically Section 1300(a) & (b), for the new Purpose of the CAM-Campus Zoning District.

Driveway and Parking Standards for UDB-P1 were discussed briefly. The Planning Commission previously decided not to include driveway standards in UDB-P1. They decided by consensus to stick to that decision and to not include driveway standards in the UDB-P1. The draft parking regulations that were included in the draft bylaws, Section 1609, from the previous consultant were deleted. The HOME Bill, S.100, has parking standards that will become effective in all areas served by public water and sewer. This includes the UDB-P1 areas, so the PC decided by consensus that the parking standards in the HOME Bill, S.100, will be applied when they become effective on December 31st, 2023 by law.

The Design Review Overlay regulations that were included from the previous consultants' draft, Section 1610, were also deleted. The decision was made by consensus.

CONTINUED REVIEW OF ZONING MAP

The zoning map was reviewed and discussed. Specifically, the PC decided by consensus that lots 406, 407, 408 and 327 would be in Mixed Use, and lot 328 would remain in Neighborhood District. It was mentioned that the draft zoning map layers might not be the most up to date. In order to move forward with this discussion, the PC instructed staff to ask CVRPC for the most up to date map layers. When those are received from CVRPC, Dana Allen will drop them into the draft UDB-P1 zoning map and then the discussion will resume.

The PC agreed that in the future, Agenda Item #1 would be a very short presentation on SE Group developments.

OTHER PLANNING COMMISSION BUSINESS

No additional planning commission business was discussed.

NEXT MEETING

The next regular PC meeting is scheduled for Monday, August 14, 2023 at 7:00 p.m. in the SAL Room in the Municipal Center.

ADJOURNMENT

MOTION

The PC meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Neal Leitner, Acting Secretary