

**WATERBURY PLANNING COMMISSION
Approved Minutes**

Monday, December 17, 2024

6:00 P.M.

Planning Commission: Martha Staskus, Kati Gallagher, Dana Allen, Billy Vigdor, Robbie Adler
Staff: Neal Leitner
Public in attendance: No public in attendance.

The meeting was called to order at 6:00 p.m. in the municipal offices at 28 N. Main Street.

AGENDA REVIEW AND MODIFICATIONS

No modifications were made to the agenda.

ANNOUNCEMENTS AND COMMENTS FROM THE GENERAL PUBLIC

No comments from the general public were made at this time.

APPROVAL OF MINUTES

Dana Allen motioned to approve as amended the minutes of December 9th.

The motion was seconded by Kati Gallagher.

Motion approved 5-0.

TECHNICAL AMENDMENT DISCUSSION FOR 2016 ZONING REGULATIONS

Mike Bishop, Waterbury Zoning Administrator (ZA), introduced the technical amendment process to the 2016 zoning regulations. The technical amendments update the relevant State Statutes cited in the 2016 Zoning Regulations. Mike identified potential substantive changes to the Zoning Regulations. Substantive changes to the zoning regulations cannot be included in a technical amendment, only non-substantive changes can be included.

A roundtable discussion ensued with staff and the PC about potential changes in the document. After discussion ended, the PC asked Mike Bishop to send his proposed Technical Amendment changes to the PC by January 15th. He was asked to include all updates in the document, so that the PC can determine which changes may be substantive.

ZONING ADMINISTRATORS REPORT

Mike Bishop discussed recent zoning permits issued. The PC asked about residential housing permits and general trends in development. He mentioned that Neal and he are meeting with a

local developer from Chittenden County the following day to show him potential sites where the new Bylaws enable multi-family development.

TOWN PLAN UPDATE-NEXT STEPS

The PC discussed their next steps. They assigned certain chapters to different people to work on and to come back and review the data and information they collected. The schedule is as follows for the next meeting on January 13th, 2025.

- Housing -Kati Gallagher
- Energy -Billy Vigdor
- Natural Resource – Martha Staskus
- Recreation – Robbie Adler

- Work on Visioning (materials Katie sent)

On January 27th the following chapters will be reviewed.

Historic Resources Chapter- Cheryl
Land Use – Dana Allen
Economic Development – Robbie Adler
Transportation – Kati Gallagher
Flood Mitigation – Dana Allen

8:00 p.m. Adjournment