

WATERBURY PLANNING COMMISSION
Approved Meeting Minutes
Monday, March 28, 2016

Planning Commission: Becca Washburn, Chair; Ken Belliveau, Sarah McShane, Mary Koen

Staff: Steve Lotspeich, Community Planner; Patti Spence, Secretary

Public: Don Schneider, Selectboard

The Chair opened the meeting at 7:05 p.m. at the Municipal Offices at 28 N. Main St.

AGENDA REVIEW AND MODIFICATIONS

Steve Lotspeich requested to add a discussion of a possible application for Village Designation for the triangle park area of Waterbury Center village to the Planner's Report. That item was added to the agenda.

COMMENTS FROM THE PUBLIC

Don Schneider indicated he was here for the discussion on flood hazard regulations.

DISCUSSION OF THE DRAFT AMENDMENTS TO THE FLOOD HAZARD AREA REGULATIONS

The issue raised by the state regarding the proposed amendment to Section 610, Variances, and the relationship with the state enabling statute was discussed.

A new legal opinion from the attorney with the state Agency of Natural Resources on the draft amendments to the Variance section asserts that the municipality is required to adhere to the more stringent review standards in *24 VSA §4469(a)* versus the lesser standards in the federal CFR statute that is reference in *24 VSA §4469(d)*. This is an excerpt from the e-mail from Rebecca Pfeiffer transmitting the ANR attorney's opinion: *"Our legal staff believe that the FEMA variance standards would need to be applied in addition to the Vermont variance criteria of 24 VSA §4469(a)."*

The additional related issues that have been discussed by the Select Board and Trustees are:

1. The partial exemption for historic structures - there is no issue being taken with this.
2. The elevation of new structures to three feet above the base flood elevation.

The Planning Commission does not support relaxing the regulations at this point, either for variance language or the elevation of new structures.

Steve Lotspeich said that if the Select Board and Trustees make any substantive changes to the draft amendments, they are required to hold a second public hearing and transmit the draft to the Planning Commission. The Commission is then required to revise their report on the amendments and comment on the substantive changes that are proposed.

DISCUSSION OF PLANNING COMMISSION WORK PLAN

The Commission discussed the limits for the area to be studied for future higher density residential and commercial development in the Village of Waterbury and its vicinity, and the desired base mapping needed.

Steve reviewed maps and pointed out some of the factors that are either attractive of constraining for high density development:

1. 1-6 and 1-7, future housing distribution maps,
2. Natural features,
3. 2-4, wildlife resources,
4. 4-1,
5. Land use classification

Recommended follow up:

1. Update the land use classification map, possibly using E-911 data.
2. Explore where is it feasible to expand the municipal wastewater system.
3. Create a series of maps highlighting natural resources.

The timeline for the project was reviewed. The timeline is designed to meet municipal planning grant application deadline of late September, 2016. The following factors were considered:

1. The timeline is structured seasonally,
2. It is kept within current calendar year,
3. Mapping exercises with the public should be scheduled before the summer vacation time.

APPROVAL OF MINUTES

The minutes of the meeting of March 14, 2016 were reviewed.

Motion:

Ken Belliveau moved and Sarah McShane seconded the motion to approve the minutes of March 14, 2016, as amended.

Vote: Passed unanimously.

PLANNER'S REPORT

1. Steve Lotspeich suggested inviting Bill Shepeluk to an upcoming meeting. April 11th was proposed and agreed to if Bill can make it.
2. The Town of Middlesex sent us a copy of their proposed zoning regulations. A copy was distributed.
3. The renovation going on at the Waterbury Center Grange was discussed. Monica Callan and Peter Holm have purchased the Grange Hall and are undertaking the renovations. They are very interested in applying for State historic tax credits. In order for them to be able to apply the municipality would have to apply for Village Designation status for the historic district that surrounds the triangular green in Waterbury Center village. The application for Village Designation would require some mapping and a public hearing. The request will need to be made by June 1st in order to meet the deadline for applying for the historic tax credits for this year. Seeking Village Designation is already identified in the municipal plan as an action. Steve will pursue this project with the Select Board.

There was no zoning administrator's report - the PC requested that there be a report once a month on the 2nd Monday of the month and that the ZA report be listed on the agenda only if it will be available at the meeting.

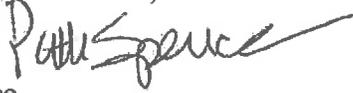
STATE PERMITTING UPDATE

April 6th is the date of a site walk and meeting with the Agency of Natural Resources staff regarding the proposed Verizon cell tower on North Hill.

ADJOURNMENT

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

Respectfully submitted,



Patti Spence
Secretary

