

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED AUGUST 19, 2015
MINUTES**

MEMBERS PRESENT: **Bill Dimick, Howard Remick, Mike Barrett,
Tom Robinson**

MEMBERS ABSENT: **John Gillott, Dave Senio, Bob duMaire**

NONMEMBERS PRESENT: **Christopher Brimmer, Irene Nagle, Kathy
Aucoin, Lisa and Jay Wilmoth, Michelle Collins,
and Secretary Carol Priest**

The meeting was brought to order at 7:10 P.M by Howard.

Modification of Agenda
Citizens' Concerns

Dave Morrison expressed concern over a statement about per pupil costs and the town budget that was made by NVDA representative Irene Nagle at a previous meeting. She reiterated that the tax rate is set by per pupil spending and additional students shouldn't increase the budget. He also opined that the concept of cluster housing did not fit with the rural nature of the community; pastures, stone walls, fields, etc. do not cost the town money, people do. Tom noted that the planned unit development may actually free up fields, etc., allowing for larger areas of open land. Irene noted that currently the population density in Waterford is one house per 40 acres.

She referenced a survey done sometime in the 1970s in the Lower Waterford area that identified it as a Historic District with 17 individual properties there considered historic and 35 overall properties in the town considered historic. These are not necessarily part of the National Historic Registry, however. Members noted an approximately 1500 foot circle around the town office/library building that comprises the Historic District.

There was further discussion on the rezoning being considered after the town plan is complete. Bill noted that St. Johnsbury has several 'mixed use' zones, which allow for small businesses and residences in fairly close proximity to one another. There was a discussion of how to zone accurately for that, such as a certain number of feet back from the center of the road being commercial, beyond that being residential.

Irene suggested townspeople and the board identify areas of the town where density should be kept low, called habitat blocks, citing concern about steep slopes, scenic views, and erosion potential, when looking at rezoning. She is updating areas of public access to waterways as part of the land use segment of the town plan. She will examine the areas in town currently identified

as commercial/industrial as well. She will need a current list of commercial properties in town, such as Pike Industries and Calco.

It was agreed that the Flood Resiliency section of the town plan would be addressed at the next meeting.

Other

The agenda was set for the September 16th meeting: Minutes; Modification of Agenda; Citizens' Concerns; Old Business: Land Use updates and Survey/Citizens' comments; New Business: Town Plan update – Flood Resiliency; Other.

There was no other business brought forward at this time.

The meeting adjourned at 8:57 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: