



Town of Waterford  
Planning Commission  
Minutes  
12/20/2023

Meeting was called to order by Chair Howard Remick at 7:00 PM. Commission members Maria Dantos and Kim Willey were in attendance, along with citizen Helen Pike and Zoning Administrator Chris Brimmer.

PC reviewed the minutes of November 15, 2023, motion by Kim Willey to approve minutes, seconded by Maria Dantos, motion passed by acclamation of members present.

No citizens' concerns.

Chair Howard Remick gave the floor to Helen Pike to discuss what neighborhood signage could look like on behalf of the Waterford Historical Society. She provided a document with pictures of what other nearby towns have done. She gave some examples of what locations in Waterford would be appropriate for the signs.

Mariah Dantos gave an overview of the results of the survey which are listed below.

QUESTION 1: Important to a high quality of life in Waterford

Privacy:

55 placed this as #1

30 as #2

20 as #3

14 as #4

6 as #5

Rural Setting:

61 placed this as #1

29 as #2

22 as #3

11 as #4

4 as #5

High School Choice:

19 as #1

17 as #2  
10 as #3  
32 as #4  
35 as #5

High quality elementary school:

23 as #1  
14 as #2  
23 as #3  
38 as #4  
17 as #5

Scenic views:

8 as #1  
23 as #2  
33 as #3  
10 as #4  
42 as #5

QUESTION 2: Adequacy of services

High speed Internet:

Excellent: 23  
Good:27  
Adequate: 36  
Needs Improvement: 24  
Needs significant improvement: 18

Cell phone Service:

Excellent: 16  
Good:23  
Adequate: 39  
Needs Improvement: 43  
Needs significant improvement: 16

Roads:

Excellent: 32  
Good:66  
Adequate: 28  
Needs Improvement: 9  
Needs significant improvement: 4

Emergency Services:

Excellent: 25  
Good:43

Adequate: 52  
Needs Improvement: 9  
Needs significant improvement: 1

Housing Options:  
Excellent: 7  
Good:34  
Adequate: 60  
Needs Improvement: 24  
Needs significant improvement: 2

#### QUESTION 3: Housing Needs

Independent Senior Housing:46  
Assisted Living for Seniors: 39  
Accessory apartments: 16  
Multi-unit housing: 14  
Single family on less than 2 acres: 26

#### QUESTION 4: Overall Density

No change: 93  
One to 5 acres: 18  
One to 10 acres: 9  
One to 15 acres: 0  
One to 20 acres: 1  
Other: 9 (Included 4 favoring clustering; higher than 20, lower than 2)

#### QUESTION 5: Permit clustering

Yes: 60  
No:61  
I don't understand:8

#### QUESTION 6: Retail needed

Yes: 42  
No: 48  
What: Gas station and market were written on 27, restaurant 2, Costco, hardware store, pub)

#### QUESTION 7: Historical signs

Yes: 63  
No: 51

#### QUESTION 8: Priority planning Issues

Rural and Agricultural quality:

62 as #1  
26 as #2  
13 as #3  
23 as #4

Taxes:

40 as #1  
31 as #2  
37 as #3  
13 as #4

Affordability:

17 as #1  
19 as #2  
38 as #3  
42 as #4

Private property rights:

36 as #1  
34 as #2  
19 as #3  
27 as #4

QUESTION 9: Short term rental restrictions

Yes: 80  
No: 44

QUESTION 10: Solar field restrictions

Yes: 89  
No: 35

ZA presented the short-term rental ordinance from Fairlee as an example to help make a draft for Waterford. The group deliberated about what should be included in the ordinance. No action was taken.

PC filled out the conservation district survey.

Agenda items for next meeting, January 17, 2023

The planning commission report for the town report.

Draft short-term rental ordinance with Selectboard Member Sue Hayes

Mariah Dantos made a motion to adjourn, seconded by Kim Willey, approved by acclamation of members present. Meeting was adjourned at 8:05 PM.