

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
October 25, 2022

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, Gib Geiger, Steve McKenzie (Vice-Chair), Jim Tabor, Jonathan Ursprung (online)

Staff: Planning & Zoning Administrator JB Weir

Others: Andy Baird, Tiger Baird, Robin Folsom-Brackett, Joe Klimek, George McCain, Ted Tremper, Bill Pelzar, Ann Mackay, Nicholas Brackett, Pat Folsom, Linda Eldridge, Eric Friedman, Loreleh Harris, Michelle Bennett, Liz Pelzar, and Clinton Harrison.

2. REVISIONS TO AGENDA, IF ANY

No revisions were made.

3. PUBLIC FORUM

Nobody was present for the public forum portion of the meeting.

4. Application #SUB22-12 (Sketch Plan/Final Plan Approval) by Joseph & Carol Klimek at 3534 East Warren Road, Waitsfield VT. Applicants propose to subdivide an existing 8.4-acre lot into two lots of 3.8-acres and 4.6-acres. The applicants request that Sketch and Final Plan Review occur at the same hearing and have, therefore, waived their right to written determination prior to Preliminary and Final Plan Review. The property is identified as #35001.201, located in the Agricultural-Residential District

Mr. Weir noted that this is a continuation of the Sketch Plan Review held on July 12, 2022.

Mr. McCain outlined the plans for the subdivision. Access will be via an existing driveway, with a short section added to reach the proposed house site on what is shown as Lot 3 on the application site plan. The stream setback is depicted on the site plan, along with steep slope setbacks. The site is in large part open field, the edge of the proposed building envelope is along the existing tree line. A wastewater permit for a 5-bedroom house is pending review. Mr. McCain confirmed that power will be underground to the house, with a maximum of one new pole installed if necessary.

MOTION: *Mr. Geiger moved to consider this a minor subdivision. Mr. Tabor provided the second. All voted in favor.*

MOTION: *Mr. Geiger moved to combine Sketch Plan Review and Final Plan Review in one hearing. Mr. Brines provided the second. All voted in favor.*

Several neighbors voiced concerns regarding scenic road, environmental, and wildlife corridor impacts.

Mr. McCain explained that the house site is tucked against the tree line to minimize visibility, and is also below the road level rather than in view on the same plane. He also noted that a 90-

foot stream buffer is in place, to protect the stream and the associated wildlife corridor. He indicated that no tree clearing will be necessary for this development.

MOTION: *Mr. Brines moved to close the hearing for Application #SUB22-12. Mr. Tabor provided the second. All voted in favor.*

5. Application #4085CU by Loreleh Harris at 6305-6307 Main Street, Waitsfield VT. Applicant proposes placement of a tiny home residence on the property of Our Lady of the Snows. Pursuant to Section 4.08 of the Zoning Bylaws, conditional use approval is required to add a single-family dwelling to the existing mixed uses of a church and childcare facility on the property. The property is identified as #99189.000, located in the Agricultural-Residential District.

Ms. Harris provided an overview of her plans to reuse the existing slab, which formerly housed a mobile home, for placement of her tiny house. She indicated that the water supply will be a shared well and the septic is a separate system. Repairs and inspection of the septic system have taken place, and the system has been deemed satisfactory. An existing electricity connection will be used.

Ms. Harris also noted that the tiny home does not get anchored to the slab, but is taken off of wheels and placed on blocks with insulation and skirting added.

MOTION: *Mr. Brines moved to close the hearing for Application #4085CU. Mr. Tabor provided the second. All voted in favor.*

6. Application #4086CU by Eric Friedman/MRV Chamber of Commerce at 9 VT Route 17, Waitsfield VT. Applicant proposes a change in use of a portion of the building from former restaurant and office space to a visitor center. Pursuant to Section 3.03 (D) of the Zoning Bylaws, conditional use approval is required for a change in use from one conditional use to another conditional use. Applicant also seeks conditional use approval pursuant to Section 3.11 (G) for an attached sign not to exceed 36 sq. ft. to identify two or more distinct businesses on the same premises. The property is identified as #99169.000, located in the Irasville Village District.

Mr. Friedman presented information regarding the Chamber's moving into a portion of the building. He outlined the signage that is planned, which will include the MRV logo and identifying information for each portion of the building. LED lighting is proposed, to be pointed up at the signs.

There was some discussion regarding parking requirements. Mr. Friedman indicated that the Chamber's Welcome Center will not require more parking than is currently available. It was pointed out that further review of parking will take place as additional recreation hub permit applications are submitted; and that VTrans is planning to reassess the Route 100/Route 17 intersection which may lead to a change in parking configuration.

MOTION: *Mr. Geiger moved to close the hearing for Application #4086CU. Mr. Brines provided the second. All voted in favor.*

7. APPROVAL OF MINUTES

The minutes of October 11, 2022 were approved.

8. OTHER BUSINESS

Mr. Weir reviewed the upcoming DRB schedule.

9. ADJOURNMENT

The public portion of the meeting was adjourned at 8:04 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary