

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT Meeting Minutes
June 13, 2023

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

Staff: Planning & Zoning Administrator JB Weir

Others: Josh Fenollosa, Stephen Peterson

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

No members of the public asked for time to address the Board.

4. Application #4111-CU by Stephen and Elizabeth Peterson at 33 Hastings Road, Waitsfield VT. Applicants request a variance to replace an existing shed with a larger shed within the front setback. The property is identified as #25002.000, located in the Agricultural-Residential District.

This hearing was continued from May 23, 2023.

A site visit was held prior to the meeting, and was attended by Duncan Brines, Gib Geiger, Steve McKenzie (Vice-Chair), Jim Tabor, and Jonathan Ursprung.

Mr. Peterson pointed out some structures in the area that are close to the road.

The observations made at the site visit were discussed; Mr. Brines asked if Mr. Peterson would like to make any changes to his application. He indicated that he would like the application to stand as is.

MOTION: *Mr. Geiger moved to close the hearing for Application #4111-CU. Mr. Tabor provided the second. All voted in favor.*

5. Application #4115-CU by Josh and Catherine Fenollosa at 787 Long Road, Waitsfield VT. Pursuant to Section 3.8 of the Zoning Bylaws, applicants request to expand a non-conforming structure (house) with a 123 sq. ft. addition. The property is identified as #20008.000, located in the Agricultural-Residential District.

Mr. Fenollosa provided an overview of his plans, which are to increase the living space in the house through the proposed addition. He provided the distances from the centerline of the existing house and the proposed addition; Mr. Geiger pointed out the need to include any roof overhang in these calculations, bringing the current distance from the centerline to 56.4 feet and the distance of the proposed addition from the centerline to 68.7 feet.

No further questions were asked by the Board.

MOTION: *Mr. Brines moved to close the hearing for Application #4115-CU. Mr. Ursprung provided the second. All voted in favor.*

6. APPROVAL OF MINUTES

The minutes of May 23, 2023 were approved.

7. OTHER BUSINESS

The upcoming schedule was reviewed.

8. ADJOURNMENT

The public portion of the meeting was adjourned at 7:29 pm to move into deliberations.

9. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary