

## **WAITSFIELD DEVELOPMENT REVIEW BOARD 2014 Annual Report**

The Waitsfield Development Review Board (DRB) is comprised of seven members appointed by the Selectboard. Two alternate members have also been appointed to serve in the absence of a quorum of regular members.

The Board's function is to administer Waitsfield's Zoning Bylaws and Subdivision Regulations in conjunction with the Zoning Administrator. Specifically, the Board reviews applications for conditional use approval, the subdivision of land, requests for variances, and it considers appeals of Zoning Administrator decisions.

A permit is required for most development activity in the town, and landowners are encouraged to consult with the Zoning Administrator before starting construction or site development.

As was the case the previous three years, permit activity was slow in 2014. The Board approved five minor subdivisions, and had no major subdivision applications. The DRB issued 21 conditional use approvals, including one for the new Town Offices expected to be constructed in 2015 and two for new commercial structures. There were 12 change-in-use approvals granted. The DRB did not issue any denials for conditional uses.

The DRB heard one appeal of a decision by the Zoning Administrator and upheld the determination; that decision has been appealed to the Environmental Court and is pending. The Board has one pending appeal of a lot line adjustment approval that the ZA issued.

In addition to the projects approved by the DRB, the Zoning Administrator issued 35 zoning permits in 2014, including 6 permits for new single-family homes (compared with 54 and 10, respectively, the prior year). Two new garage permits were granted, and 10 of the total zoning permits issued were sign permits (compared with 9 the prior year).

Chris Cook continues to serve in the role of Chair of the Board and Brian Shupe serves as Vice Chair. There is currently a vacancy on the Board, as long-serving member Michael Kingsbury resigned this past fall. Mike

served the DRB and the town tremendously well for almost a decade and we appreciate his thoughtful involvement. His contributions to (and humor at) public hearings will be missed. The Board was pleased to welcome Rudy Polwin, a former alternate member, to fill the vacancy left by Jon Jamieson. The Board thanks Jon Jamieson for his service and appreciates his willingness to participate as an alternate member with Eleanor D’Aponte. The DRB continues to be ably assisted by Zoning Administrator Susan Senning, who has served the town extremely well for almost four years.

The DRB meets the second and fourth Tuesday of the month at 7:00 p.m. at the Town Office. In 2014, the DRB held 16 public hearings. Notices of public hearings are published in *The Valley Reporter* and on-line at [www.waitsfieldvt.us](http://www.waitsfieldvt.us). Our meetings have been televised on Mad River Television's Channel 45.

Respectfully Submitted,

Christina Cook, Chair  
John Donaldson  
Gib Geiger  
Christopher Jernigan

Rudy Polwin  
Brian Shupe, Vice Chair  
Eleanor D’Aponte (alternate)  
Jon Jamieson (alternate)