

**Table 2.09
Historic Waitsfield Village Overlay (HWVO) District**

A. Purpose: The purpose of the Historic Waitsfield Village Overlay District is to maintain the historic character and architectural integrity of the Waitsfield Village Historic District listed on the National Register of Historic Places.

<p>B. Permitted Uses:</p> <p>As established by the underlying district.</p>	<p>C. Conditional Uses:</p> <ol style="list-style-type: none"> 1. As established by the underlying district; and 2. Demolition of Historic Structures (in accordance with subsection E, below).
--	--

D. Area, Yard, Coverage, Height and other Standards

All applicable standards of the underlying district shall apply.

E. Additional District Standards

1. **Exterior Alterations.** When reviewing applications for conditional use review which involve exterior alterations to buildings identified as contributing structures to the Waitsfield Village Historic District listing on the National Register of Historic Places, the applicant and Board of Adjustment should refer to *The Secretary of Interior's Standards for Rehabilitation* of historic structures for guidance on the appropriateness of the proposed alterations.
2. **Demolition of Historic Structures.** No building that is identified as a contributing structure to the Waitsfield Village Historic District listing on the National Register of Historic Places shall be demolished, in part or in its entirety, without the approval of the Board of Adjustment as a conditional use in accordance with Section 5.3. In addition to the application requirements and standards set forth in Sections 5.2 and 5.3, the following submission requirements and associated standards are required:
 - a. The applicant shall provide photographs that clearly indicate the current condition of the structure.
 - b. The applicant will submit documentation that clearly indicates the extent of the proposed demolition.
 - c. Not less than 10 days prior to the Board of Adjustment's first public hearing to consider the application, the applicant shall provide a copy of the complete application, including all accompanying materials listed in subsections a and b above, to the Mad River Valley Rural Resource Commission (a certified local government) and the Vermont Division for Historic Preservation.
 - d. In granting approval for demolition, the Board of Adjustment shall find that a minimum of one of the following standards has been met:
 - i. the structure poses an immediate threat to public health and safety;
 - ii. the retention of the structure would result in undue hardship on the part of the owner; or

- iii. the proposed demolition, although involving a portion of a contributing structure, is only a minor portion of the structure.

- e. Prior to granting approval for demolition, the Board may recess the public hearing for not more than 120 days to provide an opportunity for any interested person to demonstrate that the proposed demolition does not meet any of the three standards set forth in subsection d above, and that viable alternatives to demolition are available.