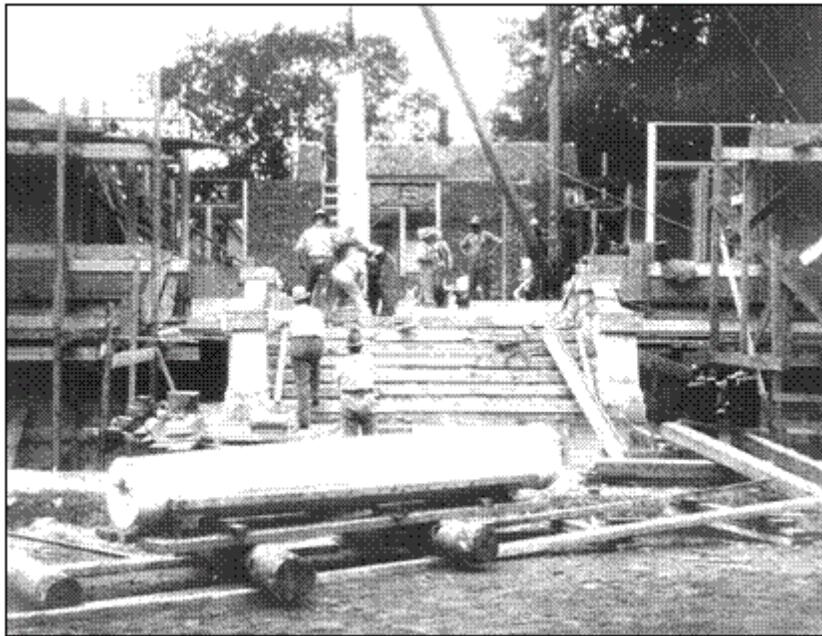


DEVELOPMENT REVIEW BOARD 2012 Annual Report

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 the Town'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.



Construction of the Joslin Library entrance, c. 1913 (Photo: Waitsfield Historical Society)

As was the case the previous two years, permit activity was slow in 2012. The Board approved two minor subdivisions, and one major subdivision. One additional application is currently undergoing sketch plan review. The DRB issued 17 conditional use approvals, mostly involving modifications and expansions to existing buildings. One conditional use approval was to rebuild the Birke Photography Studio, which was destroyed in Tropical Storm Irene, provided it is elevated above base flood levels.

The DRB approved four conditional use signs and denied one. The DRB also approved five change-in-use applications and one adaptive re-use of a historic barn. One application for a variance was denied. The DRB heard one appeal of a decision by the Zoning Administrator and upheld the permit; that decision has been appealed to the Environmental Court.

In addition to the projects approved by the DRB, the Zoning Administrator issued 52 zoning permits in 2012, including four permits for new single-family homes (compared with 44 and one, respectively, the prior year). 21 of the total zoning permits issued were sign permits.

We were fortunate that Jon Jamieson joined the Board this year, filling a vacancy that was created in 2011 when Eleanor D'Aponte stepped off the board to serve as an alternate member. Rudy Polwin was also appointed as an alternate this year. The DRB continues to be ably assisted by Zoning Administrator Susan Senning, who has served the town extremely well for the past two years. The DRB meets the second and fourth Tuesday of the month at 7:00 p.m. at the Town Office. In 2012, the DRB held 18 public hearings. Notices of public hearings are published in *The Valley Reporter* and on-line at www.waitsfieldvt.us. Our meetings are frequently televised on Mad River Television's Channel 45.

Respectfully Submitted,

Christina Cook, Vice Chair	Mike Kingsbury
John Donaldson	Brian Shupe, Chair
Gib Geiger	Eleanor D'Aponte (alternate)
Jon Jamieson	Rudy Polwin (alternate)
Christopher Jernigan	