

**DEVELOPMENT REVIEW BOARD**  
**2009 Annual Report**

The Waitsfield Development Review Board (DRB) is comprised of seven members appointed by the Selectboard. 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 and the subdivision of land, and considers appeals of Zoning Administrator decisions and requests for variances.

Last year was relatively quiet with regard to permit activity. No new subdivision applications were reviewed by the Board, although four boundary adjustments were approved. The DRB issued 16 conditional use approvals involving nearly 8,000 square feet of new commercial space. The Board denied two variance requests because the proposed projects did not meet the rigorous criteria for granting variances, which are mandated by state statute and don't allow the DRB to exercise much discretion. Two conditional use applications involving proposed changes of use were also denied because the zoning bylaw did not allow the desired use in the applicable zoning districts. Finally, the DRB heard three appeals of Zoning Administrator actions, upholding those decisions in each instance.

In addition to the projects approved by the DRB, the Zoning Administrator issued 53 zoning permits in 2009, including seven permits for new single-family homes (up from three the prior year). All of the new homes were located in the Agricultural-Residential District. 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.

Chris Jernigan was appointed to the DRB this year, replacing Mark Sinclair who resigned after several years of invaluable service. Fortunately, Mark agreed to stay on the as one of two alternate positions.

The DRB is ably assisted by Zoning Administrator Vickie Trihy. Vickie has been with the Town since May, 2008, and has served with competence, energy and patience. Waitsfield is fortunate to have Vickie serving as Zoning Administrator.

The DRB meets the second and fourth Tuesday of the month at 7:00 p.m. at the Town Office. Our agendas and notices of public hearings are published in the Valley Reporter and on-line at [www.waitsfieldvt.us](http://www.waitsfieldvt.us). Our meetings are also frequently televised on Mad River Television's Channel 45.

Respectfully Submitted,

Chris Cook

John Donaldson

Eleanor D'Ponte

Gib Geiger, Vice-Chair

Chris Jernigan

Mike Kingsbury

Brian Shupe, Chair

David Galfetti (alternate)

Mark Sinclair (alternate)

Did you know that the Waitsfield Elementary School was built in 1961? The building was renovated in 1986 and by 1988 the school was again overcrowded. A major addition was built in 1991.