

WAITSFIELD DEVELOPMENT REVIEW BOARD 2015 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.

Permit activity increased in 2015 compared to the three previous years. The Board approved six minor subdivisions, and had no major subdivision applications. The DRB issued 19 conditional use approvals; three change-in-use approvals were granted. The DRB did not issue any denials for conditional use applications.

The DRB heard one appeal of a lot line adjustment approval that the ZA issued and upheld the permit; the decision was appealed to the Environmental Division of the Superior Court and was settled prior to a hearing. The lot line adjustment approval issued by the ZA was reinstated.

In addition to the projects approved by the DRB, the Zoning Administrator issued 44 zoning permits in 2015, including nine permits for new single-family homes (compared with 34 and 6, respectively, the prior year). Seven new garage permits were granted, and eight of the total zoning permits issued were sign permits (compared with 10 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, and anyone interested is encouraged to contact the ZA, the Chair, or any member of the Board with questions or for more information. The DRB

continues to be ably assisted by Zoning Administrator Susan Senning, who has served the town extremely well for almost five years.

The DRB meets the second and fourth Tuesday of the month at 7:00 p.m. at the Town Office. In 2015, the DRB held 13 public hearings. Notices of public hearings are published in *The Valley Reporter* and on-line at 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)



Photo: V. Capels