

WAITSFIELD DEVELOPMENT REVIEW BOARD 2016 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. Landowners are encouraged to consult with the Zoning Administrator at the early stage of project planning, before starting any construction or site development.

Permit activity held steady in 2016 compared to 2015. The Board approved six minor subdivisions, and had no major subdivision applications. The DRB issued 18 conditional use approvals; five change-in-use approvals were granted. The DRB did not issue any denials for conditional use applications but denied one minor subdivision which proposed a building envelope amendment. Two of the conditional use approvals were for development within the floodplain.

The DRB heard one appeal of a permit to construct a single-family dwelling and a subsequent permit amendment; the board upheld the approvals issued by the ZA and both were reinstated. One conditional use application was voluntarily submitted in order to cure a violation, so no formal notice or enforcement action had to be taken.

In addition to the projects approved by the DRB, the Zoning Administrator issued 37 zoning permits in 2016, including five permits for new single-family homes (compared with 44 and 9, respectively, the prior year). Eight of the total zoning permits issued were sign permits (the same number as the prior year).

Chris Cook continues to serve in the role of Chair of the Board and Brian Shupe serves as Vice Chair. Long-serving former member Michael

Kingsbury rejoined the board in August 2016 after about a year hiatus. We welcome Mike back, as he brings a historical perspective to the board hearings and deliberations. The DRB continues to be ably assisted by Zoning Administrator Susan Senning, who has served the town extremely well for almost six years.

The DRB meets the second and fourth Tuesday of the month at 7:00 p.m. at the Town Office. In 2016, the DRB held 17 public hearings. Notices of public hearings are published in *The Valley Reporter* and on-line at <http://www.waitsfieldvt.us/agendas-minutes/#development-review-board>. Our meetings have been televised on Mad River Television's Channel 45.

Respectfully Submitted,

Christina Cook, Chair
John Donaldson
Gib Geiger
Christopher Jernigan
Michael Kingsbury

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