



WAITSFIELD DEVELOPMENT REVIEW BOARD

Tuesday, August 11, 2020 at 7:00p.m.

MEETING AGENDA

AGENDA

Development Review Board Members

Duncan Brines
Chris Cook, Chair
John Donaldson, Vice Chair
Gib Geiger
Steve McKenzie
Rudy Polwin
J.B. Weir

**Planning & Zoning Administrator/
E911 Coordinator**
Annie Decker-Dell'Isola

Town Administrator
Trevor Lashua

Town Clerk
Jennifer Peterson

Treasurer
Sandy Gallup

Waitsfield Town Office
4144 Main Street
Waitsfield, VT
05673

NO PHYSICAL LOCATION IS AVAILABLE FOR THIS MEETING, AS ENABLED BY ACT 92. THE DEVELOPMENT REVIEW BOARD WILL BE HOLDING A REMOTE-ONLY MEETING, USING ZOOM FOR BOTH TELEPHONE AND VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting, use this link:

<https://us02web.zoom.us/j/82115043791?pwd=aythNmwrRlhRMjF0Q0dTK2gybWpoUT09>

Meeting ID: 821 1504 3791 **Password:** 572795

Or call: 1 929 205 6099

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

4. Continued Hearing: Application #3932-CU by Philip Sweet to change the use of the existing barn located at 32 Pine Hill Lane from “storage barn” to “small scale processing of raw agricultural and forest products.” The parcel is identified as #01034.000 and is located in the Agricultura-Residential District. The project was first heard at the July 14th, 2020 DRB meeting and continued to July 28th, 2020 and again to August 11, 2020.

5. Public Hearing: Application #3942-CU by Morgan Moulton and Catrina Brackett, representing Neck of the Woods. The applicant proposes to use the existing building located at 1673 Main Street as a year-round infant and toddler pre-school and after school center. The proposed use requires conditional use review as a “Child Care Facility.” The project shall be reviewed based on the criteria identified in Section 5.03, Table 2.07, and Section 4.04 of the Waitsfield Zoning Bylaws. The property is identified as #99017.000 and located in the Agricultural Residential District.

6. Process Determination & Potential Sketch Plan Review by Theodore Tremper & Eric Sutherland. The applicants are pursuing a Lot Line Adjustment between parcels #01086.000 (~135 acres located at 3622 East Warren Road) and #01072.200 (30 acres located at 3240 East Warren Road). The applicants propose a Lot Line Adjustment for 14 acres from parcel #01072.200 to become part of parcel #01086.000. Parcel #01086.000 was created by permit #SUB93-08, a condition of which states that no further subdivision of the 30 acre parcel shall be permitted. The PZA requests the DRB’s assistance in determining if this project can be reviewed administratively as a Lot Line Adjustment or if DRB subdivision review is required. Both parcels are located in the Agricultural Residential District.

6. APPROVAL OF MINUTES:

a. July 28, 2020

7. OTHER BUSINESS

8. ADJOURNMENT

9. DELIBERATIONS

Documents related to the above item(s) are available for review in the Town Office. Reasonable accommodations shall be provided upon request to ensure that the meeting is accessible to all individuals regardless of disability. Please contact the Planning & Zoning Office and at 496-2218 x4 for more information.