

PLANNING COMMISSION

2009 Annual Report

Planning Commission Members: Steve Shea (Chair), Russ Bennett, Kari Dolan, Hadley Gaylord, Jr., Peter Lazorchak, Drew Simmons, and Ted Tremper

Individuals who retired from the Commission during the year: Brian Fleischer, Robin Morris.

The Planning Commission has been working on a number of significant projects that will influence the future development of the town. They are summarized below.

Town Plan Update. The Town applied for and received a \$15,000 grant to provide resources for updating the Waitsfield Town Plan. The process of updating the Town Plan began with a detailed survey of all voters and property owners. Over 250 responses were received and will be used in drafting changes to the Town Plan as well as making decisions concerning zoning and town government. The results are available for review on the town website. Completion of the Town Plan update will occupy a large part of the Commission's time in 2010 and all townspeople are encouraged to participate in the process.

Commercial Lodging District. During 2009 the Planning Commission revised the Commercial Lodging District zoning by absorbing that zone into the Agricultural-Residential District and establishing an Adaptive Redevelopment Overlay District in its place. The new overlay district allows former lodging properties of 15 acres or more increased flexibility for uses other than lodging but in the context of a master plan for their property. After public hearings by the Planning Commission and the Selectboard, the Selectboard adopted the changes to be effective in January 2010.

Flood Hazard Overlay District. The Planning Commission also began work on required updating of the existing flood hazard zoning as well as new river erosion hazard regulations, both of which will be presented in the first quarter of 2010.

