

PLANNING COMMISSION ANNUAL REPORT

[Planning Commission](#) members: Karl Klein (Chair), Steve Shea (Vice Chair), Russ Bennett, Brian Fleischer, Hadley Gaylord, Jr., Peter Laskowski, Robin Morris

Bill Parker retired from the Commission in March and Jamey Fidel left the Commission to serve on the new [Development Review Board](#).

This was a very productive and exciting year at the Planning Commission with significant proposals for changes in Town zoning and infrastructure reaching decision making time for the townspeople. The [Selectboard](#) spearheaded completion of plans for a Town [wastewater](#) and [water](#) system in parts of the Town Center while the Planning Commission completed plans for revised zoning in Irasville that would allow denser development of land once municipal water and wastewater systems were available to serve the area. In addition, new [subdivision regulations](#) were proposed to reflect the many changes in the Town Plan since the current regulations were adopted in 1990 and to provide more clarity to applicants and the Development Review Board. The subdivision regulations were defeated in an October vote and the Planning Commission subsequently made a number of revisions after hearing from the public. Revised subdivision regulations were adopted by the Selectboard in January 2008 and will be on the [2008 Town Meeting ballot](#). The Planning Commission also worked on an application for Growth Center designation for Irasville and Waitsfield Village for the purpose of enabling the denser development of this area and potential partial funding of the water and wastewater projects through the State of Vermont's TIF District financing program.

Creation of Development Review Board. During 2007, the Planning Commission, in conjunction with the [Zoning Board of Adjustment](#) and the Selectboard, considered and ultimately adopted a Development Review Board (DRB) to replace the Zoning Board of Adjustment and assume jurisdiction for approval of subdivisions of land (formerly a responsibility of the Planning Commission). By consolidating responsibility for subdivisions with the same body responsible for zoning regulation and permitting, the regulation of land uses is handled by one public body, which eliminates a dual body approval process for some permits and uses and frees up the Planning Commission to concentrate on Town planning issues. At the same time the DRB was formed, the number of Planning Commissioners was reduced from nine to seven.

Natural Resource Inventory. With funding through a municipal planning grant, a detailed natural resource inventory of both Waitsfield and Fayston was completed and published in April 2007. This study provides the towns with an updated inventory of wildlife and other habitats and gives us current information about these resources which can assist in formulating future development plans in a manner that takes advantage of and preserves these resources. The report and maps are available at the Town Office as well as online at www.waitsfieldvt.us.

Subdivision Review. The Planning Commission reviewed four subdivision applications in 2007 as well as continued work on several submitted in 2006. Thirteen new lots were created by application approvals and one application for three lots was pending approval at year-end. Three applications were denied

with two of these applicants later gaining approval for revised subdivision plans. The DRB approved three 2-lot subdivisions and an 8-unit condominium project approved by the Planning Commission was before the DRB at the year's end.

Meetings & Information. The [Planning Commission](#) holds regular meetings the first and third Tuesdays of each month, 7:00 P.M., at the Town Office. The public is welcome at all meetings and time is available to voice comments, concerns, or suggestions. Please contact the [Waitsfield Zoning Administrator](#) for more information in regard to meetings, records, or issues regarding the Planning Commission. Information on agendas, meeting minutes, and planning-related documents can be found at the Town's website at www.waitsfieldvt.us as well as at the Town Office on Bridge Street.