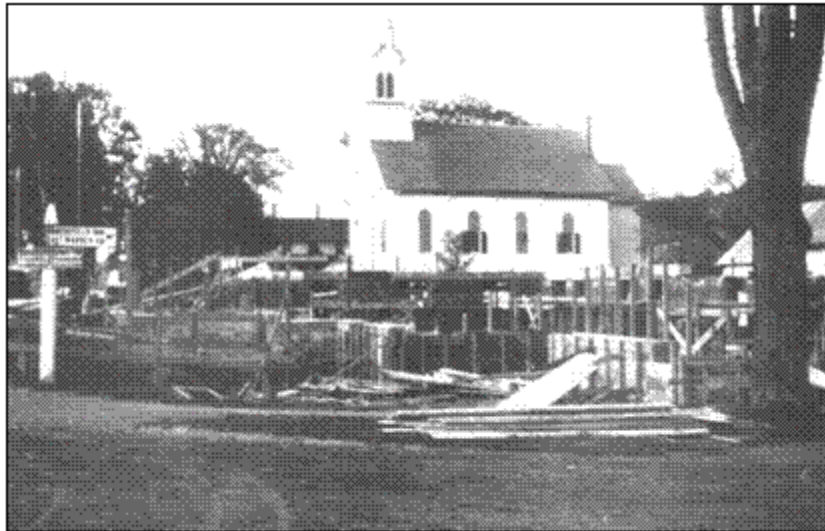


WAITSFIELD PLANNING COMMISSION
2012 Annual Report

Planning Commission Members: Steve Shea (Chair), Todd White (Vice Chair), Kari Dolan, Hadley Gaylord Jr., Drew Simmons, Brian Voigt, and Stan Ward.

Town Plan Update. The Planning Commission spent most of the year working on an update of the 2005 Town Plan. Changes to the Town Plan include the incorporation of Community Standards for energy-related projects which are reviewed by the Public Service Board and a complete update to the demographic data tables and maps. The 2012-2017 Waitsfield Town Plan was officially adopted by the Selectboard on October 22, 2012 and approved by the Central Vermont Regional Planning Commission on November 13, 2012.

Wastewater Committee. The Planning Commission established a wastewater committee in 2011 to investigate possible options for decentralized wastewater systems in Waitsfield Village and Irasville. A report of findings and recommendations was made in 2011 and a plan to facilitate privately owned shared wastewater associations was developed. The resulting plan enables the town to loan funds to associations of property owners and access funds from the State of Vermont and a grant from the EPA to fund the loans. Upon final approvals from the State and the EPA, it is anticipated that the first shared wastewater system will be constructed for the Winterpark Association in 2013.



Early construction of the Joslin Library, c. 1913 (Photo: Waitsfield Historical Society)

2013 Work Plan Priorities. The Planning Commission prioritized its work plan for the year based on the Goals, Tasks, and Policies of the revised Town Plan. The first priority is to consider technical corrections and substantive revisions to the Zoning Bylaws and Subdivision Regulations. Members also agreed to consider an overlay zoning district to the north end of town much like the overlay that was adopted for

the south of town (AROD) in 2009. The other top priority is to discuss Residential Hamlets which would allow for smaller minimum lot sizes to encourage denser growth in appropriate areas of the town.

Meetings & Information. The Planning Commission holds regular meetings the first and third Tuesdays of each month at 7 p.m. at the Waitsfield Town Offices. The public is welcome at all meetings and time is available to voice comments, concerns, or suggestions. Please contact the Waitsfield Planning & Zoning Administrator for more information about meetings, records, or issues regarding the Planning Commission. Information on agendas, meeting minutes, and documents related to town planning can be found on the town's website at <http://waitsfieldvtus.com/planning-zoning/>, at the Town Office at 9 Bridge Street, or on our blog at planwithus.blogspot.com.