

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
Tuesday, February 26, 2008

1. CALL TO ORDER: Brian Shupe, Chair, called the meeting to order at 7:35 p.m. at the Waitsfield Town Office.

MEMBERS PRESENT: Brian Shupe (Chair), Eleanor D'Aponte, Gib Geiger, Jamey Fidel. A quorum was present.

MEMBERS ABSENT: Hallie Tamez., Michael Kingsbury, Mark Sinclair.

STAFF PRESENT: Blaine Laskowski, Planning and Zoning Administrator; Mark Peal.

APPLICANTS AND THEIR REPRESENTATIVES PRESENT:

3139-CU - Patrick Thompson.

3155-CU - Amy Tewksbury, Erin Chase, and David Galfetti.

3156-CU - Alice Olenick, Brian P. Lavery, Nancy Mongeur, and Kevin VanSchaick.

INTERESTED PARTIES:

3139-CU – nobody.

3155-CU - Allen R. Baldwin, Carole Baldwin, Elyse Long.

3156-CU - Pete Reynells, Sandy Lawton, and Kirsten Seibert.

2. #3139-CU, Brothers Graves Management Corp. continuation of conditional use review for addition to an existing retail/office building (Bisbee's Hardware) within the Irasville Village District (§2.03). Applicant plans to build a 4,046 square foot two-story addition. The property is identified as Parcel #99152.000 at the Mad River Green Shopping Center on Main Street.

Patrick Thompson presented the latest plans for this project. This was the applicant's third meeting with the Board on this project. The Board discussed specific site plan considerations including parking, height, siding, sidewalk, roofing, and fencing. The Board noted that it may ask to see certain elements which have not yet been finalized prior to construction (such as the roofing to be used over the open area), and will expect the project to meet the district standards (such as maximum building height of 35 feet).

Ms D'Aponte moved to close the hearing. Mr. Geiger seconded. There was no discussion. All members voted in favor.

3. #3155-CU, Amy Tewksbury and Erin Chase for Stepping Stones Day School, conditional use review for change of use from single family residence to day care facility to include parking and a fenced playground area. The property is identified as Parcel #06002.000 at 312 Airport Road in the Agricultural-Residential District (§2.07).

Applicants described the project and provided photographs of the site. Applicants reviewed the proposed hours of operation, number of children, procedures for drop-off and pick-up, parking, landscaping, fencing, etc. Neighbor Alan Baldwin (whose house adjoins on the west) submitted a written complaint and raised concerns regarding noise, traffic impact, septic capacity, well capacity, access to pipes, and incompatibility with the neighborhood. Elyse Long represented the neighboring Fly-In Condos and explained that both the Baldwin's house and the applicants' house are served by the water system maintained by the Fly-In Condos. She was concerned that the Day Care Facility might put extra demands on the water system.

Applicants testified that their day care license required them to have ANR certify that the existing wastewater and potable water system was adequate for the proposed use. If it is not adequate, applicants are prepared to upgrade the system. The licensing application is in process. Kirsten Seibert spoke on behalf of the Stepping Stones Day School, which is now on the Loop Road, noting that it was well run and a good member of the residential community. Loop Road neighbor Jay Burr submitted a letter of support.

The Board asked Elyse Long to provide information on the Fly-In condominiums' water supply to assist in determining whether the supply is adequate. The Board asked applicants for further detail on hours of operation, number of children, and staffing. Ms. Chase said this information was contained in their business plan. The Board agreed to conduct a site visit on Tuesday, March 4th at 8:30am. Applicants and interested parties are welcome.

Mr. Geiger moved to continue the hearing until March 25, 2008. Mr. Fidel seconded. There was no discussion. All members voted in favor.

4. #3156-CU, Mad River Valley Ambulance Service, amendment to #2328 site plan approval. Applicant proposes access modifications. The Planning Commission previously approved amendments to the site plan in its decision #2867. This decision was appealed by an interested party. In 2006, The Vermont Environmental Court remanded the matter to the Zoning Board of Adjustment. The DRB has since replaced the ZBA. The property is identified as Parcel #99057.000 at 4177 Main Street in the Village Residential District (§2.02).

Alice Olenick described the proposed access modifications involving raised colored asphalt and presented a schematic. All the members of the Ambulance Service present participated in describing the radius needed to park the ambulances efficiently. Neighbors testified that they supported the original plan approved by the Planning Commission which included two planted areas. Neighbor Kirsten Seibert highlighted the aesthetic value of the plantings in the village context. Neighbor Pete Reynells was concerned about the U-turns made by big trucks given the large open curb cut at the ambulance. A letter from Necia Massey was read which expressed concern about drainage into the adjoining property owned by her mother Roberta C. Bonnette.

Alice Olenick noted that the drainage problem has since been fixed. Various members of the Ambulance Service noted that it was impractical to have planters act as barriers, because they would limit mobility and reduce site distance for the ambulances.

The Board decided to conduct a site visit at 7:00p.m on Tuesday, March 25, 2008. Applicants and neighbors are welcome. The Board asked if a member of the Ambulance Service could be available to demonstrate the issues regarding turning and parking the ambulances.

Ms. D'Aponte moved to continue the hearing until March 25, 2008. Mr. Geiger seconded. There was no discussion. All members voted in favor.

5. APPROVAL OF MINUTES

The Board reviewed the draft minutes from February 12, 2008. Mr. Fidel asked for some minor changes to be made which were noted by Mark Peal.

6. DELIBERATIVE SESSION

The Board entered into deliberative session to consider draft decisions on #3138-CU William Maclay conditional use review for office expansion, #3152-CU Northern Power Systems/Laura Kingsbury change of use, and #3154-CU Very Small Donut Company/Malcolm Appleton application to modify a free standing sign. Mr. Shupe has the final draft of the Maclay decision for signature. Mr. Fidel will consider editing the Very Small Donut Company decision to underscore the DRB's support for revised sign regulations. The Northern Power/Kingsbury decision 3152-CU should include Jamey Fidel voting in the affirmative. The Mad River Meadows decision is to be signed by Hallie Tamez. PZA will draft a decision on #3139-CU, the Brothers Building application.

7. ADJOURNMENT

Mr. Fidel moved to adjourn at 10:05 p.m. Mr. Geiger seconded. There was no discussion. All members voted in favor.

Respectfully submitted,

Blaine Laskowski
Planning & Zoning Administrator