

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
Tuesday, March 25, 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, Mike Kingsbury, Jamey Fidel, Mark Sinclair.

MEMBERS ABSENT: Hallie Tamez.

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

APPLICANTS AND THEIR REPRESENTATIVES PRESENT:

3158-CU – Will Dodge, Mike Lane, Martin Blatz, Brian Frazier, Mike Kelley.

08-SUB-02 – Gunner McCain, Darine Avedisian, Guy Dedell.

3156-CU – John O'Donnell, Roger Dickinson, Alice Olenick, Brian Lavery, Kevin Van Schaick.

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

INTERESTED PARTIES:

3158-CU – nobody.

08-SUB-02 – nobody.

3156- 3156-CU - Kirsten Seibert; plus written testimony from Seibert's attorney, Paul Gillies.

3155- CU - Allen R. Baldwin, Carole Baldwin; plus written testimony from Elyse Long and Michael Lorraine representing the Fly-In Condominium Association.

2. #3158-CU, RCC Atlantic, Inc. d/b/a Unicel conditional use review for a wireless communications facility to be installed at the Waitsfield Inn, owned by Michael Kelley and Ronda Berns. The facility will entail (i) replacement of existing chimney with a "stealth" chimney to hide three panelized antennas; (ii) a 6'x8' equipment shed on the eastern side of the Inn; and (iii) utility connections between shed, meters, and antennas. The property is identified as Parcel #99138.000 at 5267 Main Street in the Irasville Village District (§2.03). Testimony and findings of fact for this application are reflected in the decision #3158-CU.

3. Discussion Phase for Application #08-SUB-02 by Darine Avedisian & Guy Dedell for Sketch Plan review of a 2-lot subdivision which consists of approximately 6.9 acres. The property is identified as Parcel#03041.100 with two existing residences at 1184 and 1186 North Road in the (AR) Agricultural-Residential District (§2.07). The two lots will consist of Lot 1 – 5.8+/- acres and Lot 2 – 1.1+/- acres.

1 The Board referred this application back to the Zoning Administrator who has the
2 authority to review such boundary line adjustments per the new subdivision
3 regulations, as approved by a majority of the voters on March 4, 2008. See decision
4 #08-SUB-02.

5
6
7 **4. #3156-CU, Mad River Valley Ambulance Service, continuation of conditional**
8 **use review of amendment to #2328 site plan approval.** Applicant proposes access
9 modifications. The Planning Commission previously approved amendments to the site
10 plan in its decision #2867. This decision was appealed by an interested party. In 2006,
11 The Vermont Environmental Court remanded the matter to the Zoning Board of
12 Adjustment. The DRB has since replaced the ZBA. The property is identified as
13 Parcel #99057.000 at 4177 Main Street in the Village Residential District (§2.02).

14
15 The Board conducted a site visit on this date at 7:00 p.m. The project engineer Roger
16 Dickinson pointed out the cones used to indicate the location of the originally proposed
17 planters and other features, and an ambulance driver demonstrated the turning radius.
18 Fire Chief Delbert Palmer was also present at the site visit.

19
20 The Board heard testimony from representatives of the Ambulance Service. Roger
21 Dickinson noted that the new proposal conformed to the intent of the 1999 approval,
22 but made it safer and more efficient for the emergency vehicles to maneuver. MRVAS
23 attorney John O'Donnell responded to concerns expressed by abutter Kirsten Seibert,
24 who also provided written testimony from her attorney Paul Gillies. Mr. O'Donnell
25 explained that the DRB was in the position of approving site a site plan amendment.
26 He noted that the AOT and PC had approved this amendment to the site plan. Ms.
27 Siebert argued that this instance was similar to the Village Grocery's efforts to amend
28 the green space condition in its application #2871. In that case, the ZBA required
29 evidence of substantial change to justify amending the site plan, and ultimately denied
30 the requested amendment. Mr. O'Donnell argued that the use of the 4th bay and the
31 increase in frequency of runs in the 9 years since the original decision met the
32 substantial change criteria. Ms. Seibert argued that the Ambulance Service never
33 complied with the original permit conditions. Mr. O'Donnell added that if the islands
34 were installed, the proposed sidewalk would obliterate them. He specified that these
35 two factors, the sidewalk plans and the change in intensity of use of the 4th bay,
36 justified approval of the site plan amendment. He said that the Environmental Court
37 remanded the decision to the ZBA (now DRB) specifically with regard to condition #1,
38 to change the access.

39
40 There was discussion of drainage, parking, landscaping, and turning radius
41 requirements. The Board and may seek input from Town attorney Steve Stitzel. The
42 hearing was continued to May 13, 2008.

43
44
45

1 **5. #3155-CU, Amy Tewksbury and Erin Chase for Stepping Stones Day School,**
2 **conditional use review** for change of use from single family residence to day care
3 facility to include parking and a fenced playground area. The property is identified as
4 Parcel #06002.000 at 312 Airport Road in the Agricultural-Residential District (§2.07).

5
6 Testimony and findings of fact are reflected in the decision #3155-CU.

7 **6. APPROVAL OF MINUTES**

8 The Board reviewed and approved the draft minutes from February 26, 2008.

9 **7. DELIBERATIVE SESSION**

10 The Board entered into deliberative session regarding applications #3158-CU, and
11 #3155-CU. Both applications were approved with conditions as detailed in the respective
12 decisions.

13 **8. ADJOURNMENT**

14 Mr. Kingsbury moved to adjourn at 10:45 p.m. Mr. Geiger seconded. There was no
15 discussion. All members voted in favor.

16 Respectfully submitted,

17 Blaine Laskowski (pending receipt of complete minutes from Mark Peal.)