

WAITSFIELD PLANNING COMMISSION  
Approved Public Meeting Minutes  
Tuesday; November 15, 2005  
7 p.m.

Present: Jeff Knight, Chair; Jamie Sherman; Karl Klein; Russ Bennett; Peter Laskowski

Absent: Bill Parker, Hadley Gaylord, Jamey Fidel

Guests: Rob & Amy Scharges

Chair Jeff Knight called the meeting to order.

**1. Review and Approval of the Minutes of November 1, 2005:**

**The motion was made and seconded to approve the Minutes of November 1, 2005 as submitted. Motion carried 5-0.**

**2. Review of the Poverty Hollow Ventures Notice of Decision:**

**Russ moved and Peter seconded to approve the Notice of Decision on Application #2963, Poverty Hollow Ventures. Motion carried 5-0.**

**3. Proposed Subdivision Regulations (2005):**

**Russell moved and Karl seconded to adopt the proposed Subdivision Regulations as edited by Jamey Fidel and process them as dictated in Chapter 117. Motion carried 5-0.**

**4. Irasville Village District Zoning:**

Russ laid out a colored site plan of Irasville showing the underlying area and proposed residential, commercial, light industrial, arts & entertainment, Mill Brook, and Fiddler's Green areas. The group reviewed the current Irasville Village permitted and conditional uses and adjusted the list, deleting and adding, for each proposed area.

Jeff volunteered to finalize the changes for submittal to Scott Baker of Sellers and Company Architects. Scott will be requested to incorporate the design guidelines (as proposed in the Sellers report "Design Guidelines, May 2005") into our criteria. Funding for this second project was discussed and the Planning Commission's budget numbers will be requested.

**5. Other/For Your Information/Miscellaneous:**

- a. Paul Hartshorn has appealed the Planning Commission's upholding of its Decision of his Subdivision, SD04-11. Members were advised (with some taking issue) that questions from outside parties on this appeal should be directed to the Town's attorneys.

- b. The October 24, 2005 letter to the PC and ZBA from the Selectboard (that had been discussed in Executive Session at the previous meeting) was discussed again for the benefit of those who had been absent at the previous meeting.

**6. Adjourn**

**Jamie moved and the motion was seconded to adjourn the hearing.  
Motion carried 5-0.**

Respectfully submitted,

From the tape  
Shari Edmands  
Recording Secretary