



**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
PUBLIC HEARING NOTICE**

Tuesday, November 13, 2007, 7:05 p.m.
Waitsfield Town Office at 9 Bridge Street

Final Plan Review of Application# SD-07-06 by Daniel & Elizabeth Bisbee, for a **2-lot subdivision** consisting of approximately 15 acres. The property is identified as Parcel #03021.400 at 2850 North Road in the (AR) Agricultural-Residential District (§2.07). The two lots will consist of Lot 1 with the existing multi-family dwelling - 9.3+/- acres, and Lot 2 - 5.7+/- acres. Parcel #03005.000, a 1 acre +/- lot (with a tennis court) within the 15 acres, would be merged into Lot 2.

#3143-VAR, Lisa & Frank Koncewicz, request for a variance from district setback requirements within the Agricultural-Residential District (§2.07). Applicant seeks to expand a single-family residence by 593sqft. The front setback standard for this district is 75 feet, and applicants would like to build within approximately 40 feet. The property is identified as Parcel #45003.000 at 151 Pinebrook Road.

#3144-CU and #3145-CU, Open Hearth Community Center, conditional use review for an outdoor recreation facility, specifically a **skateboard park and pavilion**, within the Irasville Village District (§2.03). Applicant plans to build a 450sqft half-pipe and pave a 4000sqft portion of the existing parking lot (by the Big Picture) on a property identified as Parcel #23001.000, 2.7 acres +/- on Carroll Road, owned by Winter Park Associates. Applicant also plans to build a 225sqft pavilion on land adjacent to the parking lot on Carroll Road, on a property identified as Parcel #23000.003, 2 acres +/-, also owned by Winter Park Associates.

#3138-CU, William Maclay, conditional use review for expansion of an office building and other modifications within the Village Residential District (§2.02). Applicant plans to build a 670sqft addition and a 220sqft porch; add a cupola, expand parking, and relocate a shed. The property is identified as Parcel #99111.000 at 4509 Main Street. This hearing is being reopened to give abutters the opportunity to review application materials which were not available two weeks prior to the public hearing.

The above applications are available for review in the Planning and Zoning office between the hours of 9:00a.m and 3:00 p.m. Reasonable accommodations shall be provided upon request to ensure that this meeting is accessible to all individuals regardless of disability. Please contact the Planning and Zoning Office and at 496-2218 for additional information.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.