



**WAITSFIELD DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION**

<b>Application #:</b>	<b>3748-CU</b>
<b>Land Owner:</b>	<b>Raymond LaRochelle</b>
<b>Applicant:</b>	<b>Raymond LaRochelle</b>
<b>Property Address:</b>	<b>4529 Main St.</b>
<b>Parcel Number:</b>	<b>99113.000 in the Village Residential District</b>
<b>Meeting Date(s):</b>	<b>May 23, 2017</b>
<b>Proposal/Type:</b>	<b>The applicant requests to alter and extend the roof over the existing front dormer, replace the old window in the dormer, replace the roof on that section of the mixed use building, and replace the chimney on the existing mixed use building. The exterior modification is to a contributing structure on the Waitsfield Village National Register for Historic Structures.</b>

**A. GUIDING ORDINANCE and POLICY PROVISIONS**

1. Waitsfield Town Plan, as adopted on October 22, 2012.
2. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 26, 2016:
  - a. Table 2.02 Village Residential District (VR).
  - b. Table 2.09 Historic Waitsfield Village Overlay District (HWO).
  - c. Section 3.08 Non-Conforming Structures.
  - d. Section 5.03 Conditional Use.

**B. MATERIALS SUBMITTED**

On April 26, 2017, the applicant submitted a completed conditional use application, sketch of proposed exterior changes, and fee.

**C. FINDINGS OF FACT**

1. The property is a 0.3 acre parcel with an existing mixed use (office, apartments, and workshop), non-conforming structure. The parcel is identified as #99113.000 and is located at 4529 Main Street in the Village Residential and Historic Village Overlay District.

2. The proposed exterior modifications are to a contributing structure (#36) on the Waitsfield Village National Register for Historic Structures; however, the building is not described in the narrative section of the nomination form in the National Register.
3. Without a narrative description of the structure as originally constructed and designed, it is difficult to determine how it has changed since that time.
4. The applicant proposes to alter and extend the roof over the existing front dormer to the peak, replace the old window in the dormer, replace the roof on that section of the building, and replace the chimney.
5. No changes to the exterior dimensions or height of the building are proposed.
6. The applicant proposes to install clapboard siding to match the existing in between the windows in the dormer and underneath the new sloped roof.
7. The applicant proposes to install gutters to control stormwater runoff and prevent deterioration of the lower roof.
8. The applicant is not proposing any changes to the business operation.
9. The public hearing was held on Tuesday, May 23, 2017. The abutting property owners were sent notice on May 3, 2017 and the notice appeared in the May 4, 2017 issue of *The Valley Reporter*.
10. The applicant explained that the reasons for the proposed alterations are to remove old layers (3) of roofing, and improve runoff. The new window will be a 2 over 2 to match the existing window. The new clapboard will match the existing siding.
11. The existing structure is unique and the proposed change in roof pitch over the dormers will not change the overall character of the structure. The proposed alterations comply with the guidance in the *Secretary of the Interior's Standards*.
12. The board closed the hearing and stated that they will issue a written decision within 45 days.


#### **D. CONCLUSIONS OF LAW**

Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the Conditions of Approval listed below, does meet the Conditional Use criteria of the Town of Waitsfield Zoning Bylaws and is in conformance with the Waitsfield Town Plan.

#### **E. DECISION**

Application #3748-CU is hereby APPROVED.

Dated at Waitsfield, Vermont this 2 day of June, 2017 for the Town of Waitsfield Development Review Board by:

  
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Brian Shupe, Development Review Board Acting Chair

Voting in the Affirmative: John Donaldson, Gib Geiger, Chris Jernigan, Michael Kingsbury, Rudy Polwin, and Brian Shupe.

Voting in the Negative: None.

Absent: Chris Cook.

### Appeal

**Pursuant to Title 24 VSA §4471 and §4472, an interested person who has participated in the review of this application may appeal this decision to the Environmental Division of the Vermont Superior Court by filing a Notice of Appeal directly to the Court, 32 Cherry Street, Suite 303, Burlington, Vermont 05401, by certified mail within thirty (30) days of the date this decision is issued. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.**

