



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

Application #:	3717-CU
Land Owner:	Waitsfield United Church of Christ
Applicant:	Vince Gauthier
Property Address:	4335 Main St.
Parcel Number:	99069.000
Meeting Dates:	September 13, 2016
Proposal/Type:	Request for conditional use approval to renovate and construct a 1186 total square foot (391 square foot new), 40' tall addition to the rear of the church.

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through May 17, 2010:
 - a. Table 2.01 Village Business District (VB).
 - b. Table 2.09 Historic Waitsfield Village Overlay District.
 - c. Section 5.03 Conditional Use.
2. Waitsfield Town Plan, as adopted on October 22, 2012.

B. MATERIALS SUBMITTED

1. On August 12, 2016, the applicant submitted the following materials:
 - a. Zoning permit application;
 - b. Conditional use application;
 - c. Fee waiver request for Selectboard;
 - d. Site plan dated October 23, 2013;
 - e. Renovated basement plan A0.1A dated July 19, 2016;
 - f. Renovated first floor plan A1.1A dated July 19, 2016;
 - g. Renovated second floor plan A1.2A dated July 19, 2016;
 - h. Renovated attic plan A1.3A dated July 19, 2016;
 - i. Existing West elevation A2.1 dated July 19, 2016;
 - j. Renovated West elevation A2.1A dated July 19, 2016;
 - k. Existing and renovated South elevation A2.2A dated July 19, 2016; and
 - l. Letter of "no adverse effect" from the Vermont Division for Historic Preservation dated August 3, 2016.
2. On August 31, 2016, the applicant submitted a revised set of the floor plans and elevations: A1.1; A1.2; A1.3; A1.4; A2.1; A2.2; and A2.3.

C. FINDINGS OF FACT

1. The property is a 2.45acre +/- parcel with an existing church (place of worship) located at 4335 Main Street. The parcel is identified as #99072.000 and is located in the Village Business, Historic Waitsfield Village Overlay, and Flood Hazard Area Overlay Zoning Districts. The structure, however, is located outside of the mapped floodplain.
2. The applicant proposes to renovate the church and construct an 1186 total square foot, 40' tall addition on the rear of the existing structure. Part of the addition space is renovated or demolished existing space so only 391 square feet is new.
3. The proposed addition and renovation is primarily to move systems out of the basement, wet flood-proof the basement, house the moved mechanicals, and provide accessible bathrooms. The two existing chimneys will be removed.
4. The structure is listed on the National Register as contributing to the Waitsfield Village Historic District. The Vermont Division for Historic Preservation has determined, in their letter dated August 3, 2016, that the proposed work meets *The Secretary of the Interior Standards for Rehabilitation*.
5. The siding, windows, doors, and trim are all designed to match the existing structure.
6. The public hearing was held on Tuesday, September 13, 2016. The abutting property owners were sent notice on August 26, 2016 and the notice appeared in the August 25, 2016 *Valley Reporter* issue.
7. The applicant presented the proposal and clarified that the revised plans dated August 31, 2016 are the final plans. The side entrance was changed so that there are stairs and the ramp is relocated to the back entrance.
8. The board closed the hearing and stated that they will issue a written decision.

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 #3717-CU is hereby APPROVED, subject to the following conditions:

1. The plans dated August 31, 2016 are approved. The applicant may keep the entrance ramp with stairs on the southern side of the church or it may change the entrance to have stairs as proposed in the final plan.
2. Any further change to this site plan or to the use of the structure shall require prior Development Review Board approval.

3. This approval is subject to any and all applicable local, state, and federal permit requirements.

Dated at Waitsfield, Vermont this 27th day of September, 2016 for the Town of Waitsfield Development Review Board by:



Chris Cook, Development Review Board Chair

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

Abstaining: None.

Voting in the Negative: None.

Absent: Chris Jernigan.

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.