



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

Application #:	3801-CU
Land Owner:	Yestermorrow Design/Build School
Applicant:	Genevieve Law, Projects & Curriculum Manager
Property Address:	7869 Main St.
Parcel Number:	06001.100 in the Agricultural-Residential & Adaptive Redevelopment Overlay Zoning Districts
Meeting Dates:	February 13, 2018
Proposal/Type:	Request for approval to construct a 32' x 38' x 22' tall timber frame roof cover over the existing outdoor work space (the "arches").

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 26, 2016:
 - a. Table 2.04 Adaptive Redevelopment Overlay District.
 - b. Table 2.07 Agricultural-Residential Zoning District.
 - c. Section 5.03 Conditional Use Review.
2. Waitsfield Subdivision Regulations, amended on January 21, 2008.
3. Waitsfield Town Plan, as adopted on December 18, 2017.

B. MATERIALS SUBMITTED

On January 23, 2018, the applicant submitted zoning permit and conditional use applications, a photo of the site, sketches of the roof, a Google map shot of the property, and the final Master Plan site plan approved in 2013 (#SUB 12-02).

C. FINDINGS OF FACT

1. Yestermorrow Design/Build School owns a 38-acre property at 7869 Main Street in the Agricultural-Residential District and Adaptive Redevelopment Overlay District. The parcel is identified as #99222.000 and is subject to Campus Master Plan approval #SUB 12-02 (2013).
2. The applicant proposes to construct a 32' x 38' x 22' tall roof over the existing arches structure/outdoor work space. There is no proposed increase in impervious surface, change of use, or change in location.
3. The existing structure is identified on the Campus Master Plan for the property which was approved in 2013 (#SUB 12-02).
4. The Campus Master Plan approval includes the following condition:
 - "2. The applicant shall submit detailed permit applications for each structure for further conditional use review prior to each phase of construction. In developing

those permit applications, the applicant shall adhere to the boundaries approved on the final plans by this decision.”

5. There is no proposed amendment to the approved Campus Master Plan at this time.
6. The public hearing was held on Tuesday, February 13, 2018. The abutting property owners were sent notice on January 24, 2018 and the notice appeared in the January 25, 2018 issue of *The Valley Reporter*.
7. The applicant presented the proposal. The roof will be metal and dark gray to match the existing school building. Students will construct the roof structure per the design as part of the timber frame class.
8. The applicant will contact the Fire Marshal to inquire about fire code requirements and whether or not a fire suppression system/sprinklers are necessary.
9. The applicant clarified that this is a stand-alone structure and not attached to the school.
10. The board closed the hearing on this application and stated that a written decision would be issued within 45 days.

D. CONCLUSIONS OF LAW

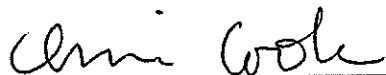
Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the conditions below, does meet the conditional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

E. DECISION

Application #3801-CU is hereby APPROVED, subject to the following conditions:

1. The roof shall be gray metal.
2. Any exterior lighting shall be downcast and directed away from Route 100.
3. This approval is subject to any and all applicable local, state, and federal permit approvals.

Dated at Waitsfield, Vermont this 28th day of February, 2018 for the Town of Waitsfield Development Review Board by:



Chris Cook, Development Review Board Chair

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

Voting in the Negative: None.

Absent: Chris Jernigan and Michael Kingsbury.

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.

