



WAITSFIELD DEVELOPMENT REVIEW BOARD FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	3809-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:	March 27, 2018
Proposal/Type:	Request for approval to construct several wood storage sheds in the approved building envelope from #SUB 12-02. A condition of the decision requires prior conditional use approval for the design of structures within the envelope.

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

1. On March 2, 2018, the applicant submitted a zoning permit application, a conditional use application, the final Master Plan site plan approved in 2013 (#SUB 12-02), and proposed elevations of the sheds.
2. On March 21, 2018, the applicant submitted a signed Posting Sign Protocol form.

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 16' x 8' x 9' tall woodshed, a 9' x 8' x 9' tall woodshed, and a 5' x 5' x 4' tall storage shed in the building envelope (#16) identified on the Campus Master Plan for the property which was approved in 2013 (#SUB 12-02).

3. 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.”
4. There is no proposed amendment to the approved Campus Master Plan at this time. The approved building envelope allows for 800 square feet of wood storage which exceeds the proposed shed square footage. The envelope was proposed as part of Phase 2 Master Plan buildout.
5. The public hearing was held on Tuesday, March 27, 2018. The abutting property owners were sent notice on March 9, 2018 and the notice appeared in the March 8, 2018 issue of *The Valley Reporter*.
6. The applicant presented the proposal. The concept, framing, and dimensions of the proposed sheds are final, but the design detail will be produced and finalized by a class.
7. The sheds are not visible from Route 100 and are located on existing asphalt (former tennis courts).
8. The sheds will not have electrical power or lighting.
9. The roof is corrugated fiber glass which will act as a drying kiln for the wood stored from the managed forest surrounding the campus.
10. The board closed the hearing on this application and stated that a written decision would be issued within 45 days.

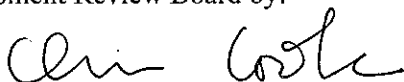
D. CONCLUSIONS OF LAW

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 #3809-CU is hereby APPROVED subject to any and all applicable local, state, and federal permit approvals.

Dated at Waitsfield, Vermont this 25 day of April, 2018 for the Town of Waitsfield Development Review Board by:



Chris Cook, Development Review Board Chair

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

Voting in the Negative: None.

Absent: John Donaldson, 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.

