



WAITSFIELD DEVELOPMENT REVIEW BOARD FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	3824-CU
Land Owner:	Crosspoint/Mad River Green Shopping Center
Applicant:	Annmarie Furey
Property Address:	102 Mad River Green
Parcel Number:	99152.000 in the Irasville Village Zoning District
Meeting Dates:	June 26, 2018
Proposal/Type:	Request for approval to convert the former personal service space (hair salon) to a retail and artist gallery space. No exterior alterations are proposed besides sign replacement.

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 2.03 Irasville Village Zoning District.
 - b. Section 3.03 Conversion and Change of Use.
 - c. Section 3.09 Parking & Loading Standards.
 - d. 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 May 23, 2018, the applicant submitted a zoning permit application, a conditional use application, and an authorization to apply on behalf of the owner.

C. FINDINGS OF FACT

1. The property is located at 102 Mad River Green, a mixed use property, and the unit is a vacant, former hair salon space. The parcel is identified as #99152.000 in the Irasville Village Zoning District.
2. The applicant proposes to convert the former hair salon to a retail and artist studio/gallery space. Product Think Tank will offer for sale fine-gauge knit clothing.
3. The applicant plans to make interior renovations, including installing a heat pump in lieu of the a/c unit and oil heat that was there. No exterior alterations are proposed, except to replace signage.

4. Eight parking spaces were required for the former use whereas only four parking spaces are required for the proposed use. This results in a reduction of the parking needs that the Bylaws require so parking capacity in the shared lot is adequate.
5. Existing wastewater and water capacity is adequate for the proposed use; the prior use was a hair salon so the change of use to retail will result in a reduction in demand.
6. The public hearing was held on Tuesday, June 26, 2018. The abutting property owners were sent notice on June 7, 2018 and the notice appeared in the June 7, 2018 issue of *The Valley Reporter*.
7. The applicant presented her proposal and reiterated that the same sign plank was used, and the Fire Marshal was contacted for the interior work.
8. 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 #3824-CU is hereby APPROVED, subject to any and all applicable local, state, and federal permit approvals.

Dated at Waitsfield, Vermont this 6th day of July, 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, Chris Jernigan, Michael Kingsbury, and Brian Shupe.

Voting in the Negative: None.

Absent: Rudy Polwin.

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.