



**WAITSFIELD DEVELOPMENT REVIEW BOARD
SKETCH PLAN REVIEW WRITTEN DETERMINATION**

Land Owner:	Mavis LLC
Applicant:	T.J. Kingsbury
Property Address:	Airport Road
Parcel Number:	06001.500 in the Industrial District (Lot A) and a portion of 06001.000 in the Ag-Res and Industrial District (Lot B)
Meeting Dates:	Sketch Plan Review June 26 & July 10, 2018
Proposal/Type:	Requesting a sketch plan determination to amend #SUB 04-06 on Lot A and mixed use approval on Lot B to create a Planned Residential Development for a 55+ retirement housing community.

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 26, 2016.
2. Waitsfield Subdivision Regulations, amended on January 21, 2008.
3. Waitsfield Town Plan, as adopted on December 18, 2017.

B. SKETCH PLAN REVIEW DETERMINATION

1. The applicant proposes to develop adult housing on two adjacent parcels on Airport Road as a Planned Residential Development (PRD). On Lot A, a 30-acre parcel, 26 single family units and four duplexes are proposed along with open space, recreational facilities, and walking trails. On Lot B, a 5-acre parcel, a community building, eight apartments, common and medical service spaces, open space, and walking trails are proposed. The Lot A property is subject to a prior PRD approval (#04-06), identified as #06001.501-508 in the Agricultural-Residential District. The Lot B property is a portion of the Mad River Park remainder land, identified as #06001.000 in the Industrial District.
2. The applicant and his representative, Mr. Zoecklen, presented the proposal at the June 26, 2018 sketch plan review. The board suggested a site visit to be able to walk the land and get a better idea of the proposal. Although the board considers this a relatively minor modification of the previously-approved PRD on Lot A (#04-06), the Zoning Bylaws require it be deemed a “major” subdivision. The board voted unanimously to determine that the proposal was a “major” subdivision and continue sketch plan review to July 10, 2018 in order to visit the site.

3. The board continued sketch plan review on July 10, 2018. The PZA clarified the review process for this project. The applicant's representative stated that 27.97 acres was confirmed as the current acreage of Lot A, as provided by the surveyor. The density is 1 unit per acre, and they are requesting a 25% density bonus for preserved open space; this would provide a total of 30 units, including the duplexes.
4. Lot B is located in both the Agricultural-Residential and Industrial Zoning Districts. Bylaw Section 2.02(F) allows the board to extend the Ag-Res standards 50 feet into the Industrial District, which would allow the board to approve the proposal. While mixed use is not allowable in the Ag-Res District, Bylaw Section 3.07 (Lot and Yard Requirements) allows board discretion to permit mixed use as part of a PRD such as this one.
5. The board voted unanimously to close sketch plan review and issue this written determination, in addition to the enclosed minutes from both meetings.
6. The DRB has made the following recommendations for Preliminary Plan Review, per Section 2.4 of the Subdivision Regulations and Section 5.04 of the Zoning Bylaws, for which an application must be submitted within 6 months of the date of this determination:
 - a. The applicant shall apply for two separate approvals for this project because they are on separate parcels. The PRD on Lot A will be revising prior approval #04-06. The PRD on Lot B will be creating a new lot on the remainder land (parcel #06001.000).
 - b. The revised site plan shall depict contours and other features of the site as required by Table 2.2(B) of the Subdivision Regulations.
 - c. The applicant shall consider the road configuration and location of units with regard to the relationship of the buildings to each other and the road. The preliminary plan shall define public space, residences and open space that are complementary versus dispersed, and a more intentional relationship between the buildings and the road.
 - d. Drainage and runoff could be a challenge so the applicant shall propose a stormwater management plan for Lot A.
 - e. The applicant shall submit elevations of buildings which detail their design.
 - f. The applicant shall specify phases of construction, if any, for both the Lot A and Lot B projects.