

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
October 12, 2021**

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, John Donaldson (Chair), Steve McKenzie, Jim Tabor, Jonathan Ursprung.

DRB Members Absent: Gib Geiger, Rudy Polwin

Staff: Zoning Administrator JB Weir; Recording Secretary Carol Chamberlin.

Others: Jim Bellanca and Lisa LeBlanc

2. REVISIONS TO AGENDA, IF ANY

No agenda revisions were necessary.

3. PUBLIC FORUM

Nobody was present for the public forum portion of the meeting.

6. Application #4014-CU by Jim Bellanca for a front setback waiver or expansion of a non-conforming structure for construction of a 10' x 12' shed - to be located at 249 White Pine Drive, Waitsfield VT. The property is identified as #03055.014, located in the Agricultural-Residential District.

Mr. Bellanca explained that the existing shed is beyond repair, and that the existing location is the most logical place to construct a new shed, partially because there is a staymat pad in place there already.

There was some discussion regarding moving the shed another 2.5 feet away from the road so that it would be within the percentage of setback waiver allowed by the DRB. Mr. Bellanca explained that this might be difficult due to the contours of the property.

Because both the drawing included in the application materials, as well as the aerial views provided, were difficult to use in determining the exact location of the proposed shed in relation to the road and the rest of the property, it was decided that a site visit should be held. It was requested that Mr. Bellanca stake out a line 50' from the road centerline. Mr. Weir offered to assist with this.

MOTION: Mr. McKenzie moved to continue the hearing for Application #4014-CU to October 26 at 7 pm. Mr. Tabor provided the second. All voted in favor.

A site visit was scheduled for October 26, 2021.

8. APPROVAL OF MINUTES – September 28, 2021.

One edit regarding the use of motion-sensitive lighting for the 802 Self Storage units at Mad River Park was agreed to.

MOTION: Mr. Brines moved to approve the minutes of September 28, 2021 as amended. Mr. Ursprung provided the second. All voted in favor.

9. OTHER BUSINESS

Mr. Weir reviewed the upcoming hearing schedule.

Mr. Weir will send the Rules of Procedure to each Board member.

It was noted that the position of Vice Chair should be filled.

MOTION: Mr. Donaldson nominated Mr. McKenzie to serve as Vice Chair of the DRB. Mr. Brines provided the second. All voted in favor.

10. ADJOURNMENT

The public portion of the meeting was adjourned at 7:28 pm to move into deliberations.

MOTION: Mr. McKenzie moved that the public portion of the meeting be adjourned to move into deliberations. Mr. Brines provided the second. All voted in favor.

11. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary