

**Town of Waitsfield  
DEVELOPMENT REVIEW BOARD  
Meeting Minutes  
October 26, 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), Gib Geiger, Steve McKenzie, Jim Tabor, Jonathan Ursprung.

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

**Others:** Chris Austin, Jim Bellanca, Brian Crandall, Klaus Deitel, Bob Hennessey, Lisa LeBlanc, Bobbi Rood, Mac Rood, Carl Walker

**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.

**4. 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. This hearing is continued from October 12, 2021.

Mr. Weir reported that he had met with Mr. Bellanca at a site visit. They were able to find a location for the shed which will satisfy the ability to meet the allowable waiver setback percentage. The application materials will be updated to show the new proposed location.

**MOTION:** Mr. McKenzie moved to close the hearing for Application #4014-CU. Mr. Tabor provided the second. All voted in favor.

**5. Application #Sub21-06 (Preliminary Plan Review)** by Mac and Bobbi Rood at 7512 Main St., Waitsfield VT. Applicants propose a 9-lot Planned Residential Development on a 10.6-acre project site located between Route 100 and the Mad River that currently supports one single-family dwelling and one accessory building. Access to the new lots is proposed off the existing driveway. The application proposes a density bonus based upon affordability. The property is identified as #99212.000, located in the Agricultural-Residential District, Flood Hazard Overlay, and Fluvial Erosion Hazard Overlay.

The Sketch Plan Review for this proposal was held on September 8, 2020. The Roods requested a waiver from the provision that requires the Preliminary Plan Review to take place within 180 days of the Sketch Plan Review.

**MOTION:** Mr. Brines made a motion to grant a waiver from the 180-day provision between Sketch Plan and Preliminary Plan Reviews. Mr. Geiger provided the second. All voted in favor.

Board members had participated in a site visit earlier in the day.

Mr. Rood provided an overview of the project, which consists of eight new houses, each to be no greater than 2000 square feet in size. Drawings were available to indicate the location of each, as well as the

location of planned common open land of 6 acres. Four of the houses will be affordable, according to the definition in Waitsfield's bylaws. Each lot will have access to the Mad River.

Other details provided by Mr. and Ms. Rood include plans for providing a permanent easement to the Mad River Path; plans for six wells (eight individual wells are not possible due to setback constraints), two of which will be shared by two houses; plans for a common septic system; and a small Class III wetland on site which will not be impacted

Mr. Rood pointed out that the building footprints are currently depicted without overhangs, but that those will be redrawn if necessary to include the dimensions with overhangs. There will be a request to adjust lot line setbacks for this PUD. There are no plans to require screening; the site is not visible from Route 100.

Mr. Rood had spoken with VTrans representatives, who indicated no safety concerns with increased traffic entering and exiting Route 100 at this location. They did request that the intersection be upgraded, and the Roods intend to pave the drive for a distance of 30 feet from the highway.

Erosion/stormwater control has been budgeted for, although Mr. Rood expressed that the negligible slope of the site indicates that not much infrastructure will be necessary.

Mr. Rood confirmed that the access road to the development will be widened to emergency access standards.

Board members noted that the four items specified during the Sketch Plan Review have been addressed in the application materials (affordability, VTrans, Septic, Mad River Path); after a review of the documentation listed in the Major Subdivision Requirements table, it was concluded that this application is complete.

Subdivision review general standards were considered, and it was determined that all had been addressed to some degree. A Wastewater/Potable Water Supply Permit has yet to be obtained from the State and Homeowners' Association Bylaws need to be drafted. There was some discussion regarding how to assure continued affordability as those units are transferred in the future. The house size restriction is one strategy already in place, other ways to ensure this, as well as potentially preventing the use of the units for short-term rentals, were discussed.

Board members from Riverhouse were present, and expressed some concern that notification letters had not been received in a timely manner. This was due to some delays created by address forwarding. None of those present had further questions for the Roods, but did express some concerns regarding the increase in traffic on the driveway shared between their property and the Rood site. The Riverhouse parcel has a right-of-way along the driveway, which is located on the Rood parcel. The Roods indicated that, once some of the properties have been developed, they would take over the plowing. They also noted that it would be appropriate for a road maintenance agreement to be established between the properties. Mr. Hennessy also asked for assurance that the anticipated road work and use would not impact his well line, which runs under the shared access.

Mr. Rood was provided with contact information for the Riverhouse board members and property manager in order to facilitate communication between the parties.

**MOTION:** Mr. Geiger moved to close the Preliminary Plan Review for Application #Sub21-06. Mr. Brines provided the second. All voted in favor.

**6. Sketch Plan Review for Subdivision Application #Sub21-07** by Brian & Christine Crandall for 2-lot subdivision of an existing 78.1-acre parcel located at 515 Sherman Road. As proposed, Lot 1 would consist of 38.1-acres and include the existing single-family residence. Lot 2 would consist of 40-acres and is proposed with a 4-bedroom single-family residence, including driveway access off Bowen Road. The property is identified as #36001.000, located in the Forest Reserve District.

Mr. Austin provided an overview of the proposed subdivision, noting that this is a proposal to reconfigure the three parcels currently owned by the Crandalls into a total of two lots.

He reviewed the drawings for the Board members, indicating that all dimensions (frontage, setbacks) will be met and that the building zone on the new parcel contains no steep areas. The final average driveway grade will be nine percent. There are no wetlands on the site that will be impacted, and no stream crossings are proposed. A no-cut zone is planned for between the two house sites.

Mr. Austin acknowledged the requirement for minimal visibility as this property is in the Forest Reserve District, and that Conditional Use review will be necessary for the building of any structures. A clearing of approximately three acres is planned for the house site, lawn, and view purposes. Mr. Donaldson indicated that a balloon float may be beneficial for Board members to get a more accurate indication of visibility of the house site; Mr. Austin expressed willingness to do so, but cautioned that until the planned tree removal takes place, this might not be very helpful. He indicated that this site should be no more visible than other homes on Bowen Road.

Mr. Austin will supply an erosion control plan for the tree clearing and driveway construction if requested; he indicated that the site is fairly level and should not require much in the way of stormwater treatment.

Mr. Austin noted that the Town Plan mapping indicates no wildlife concerns. Mr. Weir noted that the ANR Atlas mapping indicates a deer yard on a portion of the lot. Mr. Austin will review those maps as well.

Mr. Austin does not anticipate submitting any waiver requests for this project. The building zone is just below the 1600' elevation line.

It was determined that this application will be reviewed as a minor subdivision.

**MOTION:** Mr. Brines moved to close the Sketch Plan Review for Application #Sub21-07. Mr. McKenzie provided the second. All voted in favor.

## **7. APPROVAL OF MINUTES – October 12, 2021.**

**MOTION:** Mr. Brines moved to approve the minutes of October 12, 2021. Mr. McKenzie provided the second. All voted in favor.

## **8. OTHER BUSINESS**

Mr. Weir reviewed the upcoming hearing schedule.

## **9. ADJOURNMENT**

The public portion of the meeting was adjourned at 8:29 p.m. to move into deliberations.

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

## **10. DELIBERATIONS**

Respectfully submitted,  
Carol Chamberlin, Recording Secretary