

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
September 13, 2022**

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, Rudy Polwin, Jonathan Ursprung.

Staff: Planning & Zoning Administrator JB Weir

Others: James Cashin, Frank Palumbo, Liz Palumbo, Jeff Parker, Sebastian von Trapp

2. REVISIONS TO AGENDA, IF ANY

No revisions were made.

3. PUBLIC FORUM

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

4. Application #4076-CU by Sebastian von Trapp and Molly Semler at 571 Palmer Hill Road, Waitsfield VT. Applicants propose construction of a second curb cut on the property to serve an accessory dwelling unit. Pursuant to Section 3.02 (C) (1) of the Zoning Bylaws, conditional use approval is required for an additional access to a single parcel. The property is identified as #04006.100, located in the Agricultural-Residential District.

A site visit was held prior to the hearing, during which the house, accessory dwelling unit, and land configuration was observed.

Mr. von Trapp explained that the accessory unit was built on the edge of the property, and so is on the other side of an intermittent stream from the main house. The additional curb cut is proposed in order to avoid the crossing of this stream. Mr. von Trapp indicated that Josh Rodgers, Road Foreman, has approved the location for the new curb cut.

In response to questions from Board members, Mr. von Trapp explained that alternatives had been considered, and that this appeared to be the best solution in terms of avoiding impacts to the stream as well as providing privacy to residents of both dwellings. He agreed that vegetative screening should be put in place, and also that offsetting the drive might help with minimizing visibility. It was also noted that the current gravel pad in place for construction purposes will be minimized when the curb cut work is completed.

Mr. and Mrs. Palumbo asked that screening be in place, and Mr. Donaldson explained that these conditions are often discussed during the hearing with the applicant, as has occurred in this situation.

MOTION: *Mr. Geiger moved to close the hearing for Application #4076-CU. Mr. McKenzie provided the second. All voted in favor.*

4. Application #Sub22-11 (Sketch Plan/Final Plan Approval) by Jeff and Stephanie Parker at 805 Rolston Road, Waitsfield VT. Applicants propose to subdivide an existing 117.81-acre lot into two lots of 79.1-acres and 38.71-acres. Applicants propose to defer all development of the 38.71-acre lot. The applicants request that Sketch and Final Plan Review occur at the same hearing and has, therefore, waived their right to written determination prior to Preliminary and Final Plan Review. The property is identified as #31007.000, located in the Agricultural-Residential District.

Mr. Parker provided an overview his application, noting that the 38 acres for which there are no current development plans is in the Current Use Program, and will remain so.

MOTION: *Mr. Geiger moved to declare this a minor subdivision. Mr. McKenzie provided the second. All voted in favor.*

There were no further questions or remarks from Board members.

MOTION: *Mr. Brines moved to close the Sketch Plan Review for Application #SUB22-11. Mr. Ursprung provided the second. All voted in favor.*

Mr. Donaldson opened the final hearing for #SUB22-11.

Mr. Parker indicated that there are existing access points to the 38-acre portion of the property, and acknowledged that any development proposed in the future would need to be reviewed by the DRB.

Mr. Cashin noted that he did not receive a site plan with his notification; Mr. Weir provided a depiction of the subject parcel, and it was explained that the portion being subdivided as a separate lot with no development is at the far end of the parcel from Mr. Cashin's property.

MOTION: *Mr. Geiger moved to close the hearing for Application #SUB22-11. Mr. Brines provided the second. All voted in favor.*

6. APPROVAL OF MINUTES

The minutes of July 26, 2022 were approved.

7. OTHER BUSINESS

Mr. Weir reviewed the upcoming DRB schedule.

8. ADJOURNMENT

The public portion of the meeting was adjourned at 7:41 pm to move into deliberations.

9. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary