

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
July 11, 2023

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, Gib Geiger, Steve McKenzie (Vice-Chair), Jim Tabor, Jonathan Ursprung, and John Donaldson

Staff: Planning & Zoning Administrator JB Weir

Others: Emily Etesse, Kellee Mazer, Peter Reynells

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

No members of the public asked for time to address the Board.

4. Application #4128-CU by Emily Etesse d/b/a/ Emily's Bar & Bistro at 5081 Main St., Waitsfield VT. Pursuant to Section 5 of the Zoning Bylaws, applicant requests to expand its conditional use operation to include outdoor seating. The property is identified as #99131.000, located in the Irasville Village District.

Ms. Etesse provided an overview of her plans for an outdoor seating space at her establishment. She indicated that she might like to have some minimal outdoor lighting at some point. She also noted that she does not intend to have loud music outdoors.

MOTION: *Mr. Geiger moved to close the hearing for Application #4128-CU. Mr. McKenzie provided the second. All voted in favor.*

Mr. Brines arrived at this point of the meeting.

5. Application #4129-CU by Kellee Mazer d/b/a/ The Great Eddy at 40 Bridge St., Waitsfield VT. Pursuant to Section 5 of the Zoning Bylaws, applicant requests to expand its conditional use operation to include outdoor seating. Applicant also proposes to construct a deck within the Flood Hazard Area Overlay District. Pursuant to Table 2.10 of the Zoning Bylaws, an accessory structure within the FHO requires conditional use approval. The property is identified as #99108.100, located in the Village Business District.

Ms. Mazer explained the plans she had developed, noting she has flexibility regarding construction details. Mr. Reynells explained that the proposed deck will be replacing a temporary, unanchored deck, and that it will be set on concrete piers and will be designed to either be removable or set high enough to provide access to the underlying septic infrastructure. Mr. Weir explained that related requirements indicate the deck will need to be set at least three feet above grade. Ms. Mazer explained that no music will be broadcast at the outdoor site, that the only planned lighting is minimal string lighting, and that any outdoor fixtures added in the future will be downcast and shielded. Mr. Weir noted that an official determination regarding the project had been received from Ned Swanberg (DEC).

MOTION: *Mr. McKenzie moved to close the hearing for Application #4129-CU. Mr. Ursprung provided the second. All voted in favor.*

6. Application #4130-CU by Christina Picz and Jon Devoe at 4412 Main St., Waitsfield VT. Pursuant to Section 4.13 (D) of the Zoning Bylaws, applicants request to hold special events on a fee-admission basis. The property is identified as #99105.000, located in the Village Business District.

This hearing did not take place at the meeting.

7. APPROVAL OF MINUTES

The minutes of June 13, 2023 were amended and approved.

8. OTHER BUSINESS

Recent decision and the upcoming schedule were reviewed.

9. ADJOURNMENT

The public portion of the meeting was adjourned at 7:25 pm to move into deliberations.

10. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary