

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
July 25, 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, John Donaldson (Chair), Steve McKenzie (Vice-Chair), Jim Tabor, Jonathan Ursprung

Staff: Planning & Zoning Administrator JB Weir

Others: Brain Fleisher, Ron Graves, Derrick Martens

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 #4134-CU by Brothers Building Co., Inc. at 49 Butcher House Drive, Waitsfield, VT. Applicant's request to construct a storage building as an accessory structure to its general contracting operation. Pursuant to Table 2.03 (C) (2), the storage building constitutes an accessory structure to a conditional use and requires conditional use review. The property is identified as #38010.000, located in the Irasville Village District.

It was clarified that notification of the application was mailed to the condo association rather than individual owners at the adjacent property.

Mr. Graves summarized the plans to construct a storage structure that is in conformance with the Regulations, replacing the current box trailer which is non-conforming. He confirmed that the site has been surveyed and the existing fence is inside the property line, and that the box trailer will be removed. He also confirmed that the fifteen-foot side setback has been measured to the edge of the proposed building's overhang. Mr. Graves indicated that no exterior lighting is planned, and that he is comfortable with needing to obtain approval from the Zoning Administrator if it is ever planned to install exterior light fixtures.

Mr. Fleisher noted that the simple structure planned is within the design constraints agreed upon previously, and sought confirmation that there will be no change in use at the property. Mr. Weir explained that the preexisting nonconforming use is still allowed, and that the proposed structure will be in conformance. He reviewed some of the historical proceedings related to the property. Mr. Fleisher raised the matter of an agreement regarding the structural height allowed, but no such documentation was found in the Town records.

Mr. Fleisher was denoted as an interested party to this application.

MOTION: *Mr. Tabor moved to close the hearing for Application #4134-CU. Mr. McKenzie provided the second. All voted in favor.*

5. APPROVAL OF MINUTES

The minutes of July 11, 2023 were amended and approved.

6. OTHER BUSINESS

The upcoming schedule was reviewed.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:29 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary