

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
September 26, 2023**

1. CALL TO ORDER: The meeting was called to order at 6:56 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 (Vice-Chair), Jonathan Ursprung

Staff: Zoning Administrator JB Weir

Others: Kevin Anderson (Planning Commission), Charlie Burbank, Jon Devoe, Alice Peal (Planning Commission), Christina Picz, Lee Rajsich

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

4. Application #Sub23-04 (Final Plan Review - continued) by the Estate of Don Joslyn off Common Road, Waitsfield VT. Applicant proposes to subdivide an existing 79-acre lot into two lots of 7.51-acres and 71.62-acres. The property is identified as #04013.000, located in the Agricultural-Residential District. All development is proposed to be deferred.

Mr. Donaldson noted that Board members have visited the property and are familiar with it.

Mr. Burbank expressed his dissatisfaction with having various types of review completed on the property – wetlands, wildlife, and so forth – which in the end did not need to happen as he learned that it is possible to subdivide with no planned development. Mr. Donaldson apologized for any misunderstandings.

Nobody had any further questions regarding the subdivision plans.

MOTION: *Mr. Geiger moved to close the hearing for Application #Sub23-04. The motion was seconded by Mr. Brines. All voted in favor.*

5. SUB #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.

Ms. Picz provided an overview of the venue on Main Street and art shows which have been hosted. The intent is to continue smaller evening shows/workshops on a somewhat regular basis, with a larger show scheduled for once a month or so. She explained that the smaller groups of up to 25 people are there for the entire scheduled time; the larger shows are usually scheduled for 2pm to 5pm on Saturdays, and are structured in a more open-house format, with attendees coming and going throughout that time. In addition to the application materials submitted, Ms. Picz noted that a letter from Talmage Jestice, the new owner of VG, has been

submitted, the contents of which indicate that traffic may be directed to the VG parking area during these events. She indicated that parking at the Universal Micro lot has been available to them for previous dates, and the parking lot on the other side of Main Street from her venue has been used as well.

Mr. Donaldson noted that parking and pedestrian safety are two areas the Board members need to address. He pointed out that an agreement in writing from the owners of the properties who are willing to have their parking spaces used should be submitted to Mr. Weir.

There was some discussion regarding the number of spaces anticipated to be available at the VG; Mr. Geiger reminded the applicants that there is also parking space available behind the church/meeting house.

It was then discussed that, with the need to use spaces not adjacent to the venue, strategies to address pedestrian safety should be in place. Ms. Picz indicated that she has been using social media posts to direct visitors to use the crosswalk at Bridge Street to cross Main Street, and that in general this is becoming a more common practice. Mr. Devoe also noted that attendees are more frequently parking in the vicinity of the Library, and crossing at the crosswalk.

Ms. Picz asked if the use of sandwich board would be allowed, in order to direct pedestrians to designated crosswalks. Mr. Weir confirmed that such a sign may be in place on the day of an event.

Mr. Donaldson explained that the DRB does have the discretion to allow a specified use while waiving the standard parking requirement; he also explained that such approval may be conditioned upon the ability of the DRB to reevaluate the situation if parking or safety becomes an issue and a better solution needs to be explored.

MOTION: *Mr. McKenzie moved to close the hearing for Application #4130-CU. The motion was seconded by Mr. Ursprung. All voted in favor.*

6. Application #4142-CU by Lee Rajsich and Andrea Rolland at 1887 East Warren Road, Waitsfield VT. Pursuant to Section 3.8 of the Zoning Bylaws, applicants request to expand a non-conforming structure (deck) with an 85 sq. ft. addition. The property is identified as #01060.300, located in the Agricultural-Residential District.

Mr. Rajsich explained that the pre-existing deck was removed in order to bury the power supply to the house, and that the proposed width of the replacement deck is 9.5 feet wider, the additional width to be on the flat portion of the property toward the garage. He confirmed that the new configuration is no closer to the road than the original deck, and that the increase in size fits within the parameters that the DRB may approve. Mr. Rajsich had not received any feedback from neighbors related to these plans.

No other questions were raised by Board members.

MOTION: *Mr. McKenzie moved to close the hearing for Application #4142-CU. The motion was seconded by Mr. Geiger. All voted in favor.*

7. APPROVAL OF MINUTES

The minutes of August 22, 2023 were amended and approved.

8. OTHER BUSINESS

The upcoming schedule was reviewed.

Kevin Anderson provided an overview of the Bylaw Modernization project that the Planning Commissions has been working on, and described the bylaw changes which have been drafted. Several comments and questions from Board members were addressed by Mr. Anderson, Ms. Peal, and Mr. Weir.

9. ADJOURNMENT

The public portion of the meeting was adjourned at 8:30 pm to move into deliberations.

10. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary