

WAITSFIELD DEVELOPMENT REVIEW BOARD FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	3856-CU
Land Owner:	802 Self Storage, LLC
Applicant:	TJ Kingsbury, 802 Self Storage
Property Address:	Mad River Park
Parcel Number:	06001.601 in the Industrial Zoning District
Meeting Dates:	February 26, 2019
Proposal/Type:	The applicant proposes to construct a 2,400 sq. ft. (120' x 20'x 22') storage facility to expand the number of storage units at this location.

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 26, 2016:
 - a. Table 2.06 Industrial Zoning District.
 - b. Section 5.03 Conditional Use Review.
2. Waitsfield Subdivision Regulations, amended on January 21, 2008.
3. Waitsfield Town Plan, as adopted on December 18, 2017.

B. MATERIALS SUBMITTED

On December 14, 2018 the applicant submitted the following items:

- a) Zoning Permit Application
- b) Conditional Use Application and narrative
- c) 11x17 Site Plan
- d) List of adjacent property owners

C. PROPOSED FINDINGS OF FACT

1. The property is located at Mad River Park and identified as Los 6S. The parcel is identified as #06001.601 in the Industrial Zoning District.
2. The applicant discussed that he proposes to add a 2400sq. ft. storage facility on the parcel which are shorter and narrower of the existing buildings. The three existing storage facilities on the property are 4,420 sq. ft each for a total of 13,260 sq. ft.

5. The public hearing was held on February 26, 2019. The abutting property owners were sent notice on January 31, 2019 and the notice appeared in the February 7, 2019 issue of *The Valley Reporter*.
6. The board closed the hearing on this application and stated that a written decision would be issued within 45 days.

D. CONCLUSIONS OF LAW


Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the conditions below, does meet the conditional use criteria of the Town of Waitsfield Zoning Bylaws and is in conformance with the Waitsfield Town Plan.

E. DECISION

Application #3856-CU is hereby APPROVED, subject to the following conditions:

1. This approval is subject to any and all applicable local, state, and federal permit approvals.

Dated at Waitsfield, Vermont this 10th day of April, 2019 for the Town of Waitsfield
Development Review Board by:



Brian Shupe, Development Review Board Acting Chair

Voting in the Affirmative: Gib Geiger, Rudy Polwin, Brian Shupe, Eleanor D' Aponte.

Voting in the Negative: None.

Absent: Mike Kingsbury, Chris Cook, John Donaldson, Chris Jernigan.

Appeal

Pursuant to Title 24 VSA §4471 and §4472, an interested person who has participated in the review of this application may appeal this decision to the Environmental Division of the Vermont Superior Court by filing a Notice of Appeal directly to the Court, 32 Cherry Street, Suite 303, Burlington, Vermont 05401, by certified mail within thirty (30) days of the date this decision is issued. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.