

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
May 14, 2024

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, Christine Cook, John Donaldson (Chair), Steve McKenzie, Jim Tabor, Gib Geiger
Staff: Zoning Administrator JB Weir
Others: Taylor Corrigan, Kenneth Preuss

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

Mr. Donaldson expressed the Board's appreciation for Jonathan Ursprung's time on the Board and welcomed Christine Cook's return as a DRB member.

4. Application #4172-CU by Devin Corrigan (obo Nicole DeFau) off 21 Spring Hill Rd., Waitsfield VT. Applicant requests expansion of a nonconforming structure by constructing a shed addition to the rear of the existing home. The parcel is identified as #03082.000 in the Agricultural-Residential District.

Mr. Corrigan summarized the plans for the proposed addition, noting it will not encroach any further into the allowed setback than the existing building. The additional 2040 square feet of space falls within the parameters outlined in the Regulations as allowable for this type of expansion; this was confirmed by Mr. Donaldson.

Mr. Weir noted some minor changes made to the calculations involved in the application which took place during email exchanges; those emails are included in the application materials.

Drawings were clarified for Board members.

Mr. Corrigan indicated his understanding of the requirements to be met for installation of outdoor lighting, and noted that there will likely be one entry light installed on the western side of the structure. He also explained that no tree planting is planned, indicating that the trees already in place fill out in the summer to screen the site.

There was some discussion of the small shed which exists on the site and which is located even closer to the roadway; this topic has been brought up in the past and was a concern expressed when Mr. Weir spoke to Steven Sands (an adjoining property owner) regarding this application. Board members noted that they may encourage the removal of this structure in their Decision.

MOTION: *Mr. Geiger moved to close the hearing for Application #4172-CU. The motion was seconded by Mr. McKenzie. All voted in favor.*

5. Application #4173-CU by Kenneth & Robin Preuss off 2225 East Warren Rd., Waitsfield VT. Applicants request a side setback waiver to construct an addition to the existing garage. The parcel is identified as #01062.000 in the Agricultural-Residential District

Mr. Donaldson recused himself from this hearing, explaining that the applicant's are the parents of his daughter-in-law.

Mr. Preuss provided an overview of the proposed extension of the existing garage, noting that the maximum percentage of waiver allowed is being requested. He explained that he has spoken with neighbors, who have expressed no concerns. He confirmed that the driveway will be widened only at the area of entry to the doorway of the garage extension, and that no removal of trees is anticipated. Mr. Preuss also indicated his understanding that all lighting to be installed will be shielded and downcast.

MOTION: *Mr. Geiger moved to close the hearing for Application #4173-CU. The motion was seconded by Mr. Brines. All voted in favor.*

6. APPROVAL OF MINUTES

The minutes of March 12, 2024 were approved.

The upcoming schedule was reviewed.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:19 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary