



WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

Tuesday, May 28th, 2024 @ 7:00pm
Meeting to be held in-person and via Zoom

**PUBLIC ACCESS TO THIS MEETING WILL BE AVAILABLE BOTH IN-PERSON
AT THE TOWN OFFICES OR REMOTE VIA ZOOM. TO PARTICIPATE
REMOTELY, PLEASE USE THE FOLLOWING LINK:**

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

**Development
Review Board
Members**

Duncan Brines
Chris Cook
John Donaldson,
Chair
Gib Geiger
Steve McKenzie,
Vice-Chair
Rudy Polwin
James Tabor

**Planning & Zoning
Administrator/
E911 Coordinator**

J.B. Weir

**Town
Administrator**

Annie Decker-
Dell'Isola

Town Clerk

Jennifer Peterson

Treasurer

Randy Brittingham

**Waitsfield Town
Office**

4144 Main Street
Waitsfield, VT
05673

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

4. Application #4177-CU by Charles Curtis and Katherine Dolan off 958 East Rd., Waitsfield VT. Applicants request approval for a second curb cut on the same parcel to serve a permitted barn/workshop. The parcel is identified as #16004.000 in the Agricultural-Residential District.

5. Sketch Plan Review by the Shea Property Services for a subdivision of an existing 22-acre lot into three lots of 1-acre, 1-acre and 20-acres. The parcel is identified as #99031.001 and is located in the Agricultural-Residential District.

6. APPROVAL OF MINUTES – May 14, 2024

7. ADJOURNMENT

8. DELIBERATIONS

Documents related to the above item(s) are available for review in the Town Office, on the town website, and via email. Reasonable accommodations shall be provided upon request to ensure that the meeting is accessible to all individuals regardless of disability. Please contact the Planning & Zoning Office and at 496-2218 x4 for more information.



DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for May 28, 2024 Meeting

Application #:	4177-CU
Land Owner:	Chach Curtis and Katherine Dolan
Property Address:	958 East Road
Parcel Number:	16004.000 in the Agricultural-Residential District
Meeting Dates:	May 28, 2024
Proposal/Type:	Seeking approval for a second curb cut on a single parcel to serve an accessory barn and workshop.

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. [Town of Waitsfield Zoning Bylaws](#), as adopted March 2, 1971 and amended through January 8, 2024:
 - a. Table 2.07 Agricultural-Residential District
 - b. Section 3.02 Access Management
 - c. Section 5.03 Conditional Use Review
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

1. On May 7, 2024, the applicant submitted a conditional use application #4177-CU, Zoning permit application #4177, responses to General and Specific Use Standards, and site plans.
2. On May 7, 2024, the applicant submitted a curb cut application for a second access to accommodate a barn/workshop as approved by the PZA in Zoning permit application #4175.
3. On May 24, 2024, the PZA included in the file an email from the applicant requesting an amendment to Zoning permit application #4175 to remove the proposed ADU from the project and construct only a barn/workshop.

C. PROPOSED FINDINGS OF FACT

1. The property is located at 958 East Road and the principal use is as a single-family residence. There is also a pond and shed on the property. .0The parcel consists of 22-acres and is identified as #16004.000 in the Agricultural-Residential District.
2. The existing single-family residence – approved via permit #3784, issued September 29, 2017 – is served by a single curb cut off East Road. The curb cut provides access to a shared driveway which serves both the applicants’ residence as well as the residence at 960 East Road.
3. Pursuant to permit #4175, issued April 30, 2024, applicants were approved for a 1,920 sq. ft. barn/workshop with a second-floor accessory dwelling unit (ADU).
4. On May 17, 2024, applicants notified the PZA that they would like to amend permit #4175 to remove the proposed ADU from the project and just construct the barn/workshop. No changes were made to the size of the structure nor the footprint.
5. Applicants now request a second curb cut for the parcel to serve the approved barn/workshop. As proposed, the second curb cut is proposed on the northeast corner of the lot, approximately 150 feet east of the existing curb cut and 75 feet from the closest property line.
6. Pursuant to Section 3.02 (C) (1), “With the exception of accesses (curb-cuts) used solely for agricultural or forestry purposes, no lot in existence as of the effective date of these regulations may be served by more than one curb cut.”
7. However, “The Development Review Board may, as a conditional use approved pursuant to Section 5.03, approve additional accesses in the event that: a) the additional access is necessary to ensure vehicular and pedestrian safety; or b) the strict compliance with this standard would, due to the presence of one or more physical features (e.g., rivers and streams, steep slopes, wetlands), result in a less desirable site layout and design than would be possible with the allowance of an additional access; or c) a traffic management plan is developed and implemented which will improve vehicular and pedestrian safety and result in a traffic circulation and parking arrangement within the site that better achieves the standards set forth under Section 5.03 than would be possible with a single access; or d) the parcel(s) is occupied by multiple uses (e.g., shopping centers, PUDs) and the additional access would result in better traffic circulation and safety than a single access.” (Section 3.02 (C) (1) (a) – (d)).

8. Applicants request consideration under Section 3.02 (C) (1) (b) due to the presence of a long drainage ditch and wet area. Applicants submit that accessing the barn/workshop from the shared driveway would disturb the drainage area which connects an existing farm pond to a culvert on the east side of the existing culvert at the intersection of East Road. Applicants also submit that the second curb cut avoids much site disturbance as it would provide a shorter driveway to the barn/workshop than access of the shared driveway. The requested curb cut will also not disturb any trees, stone walls or other features on the site. The roadway is flat in the proposed location and visibility is not a concern.
9. Applicant submits that proposed second access will include a culvert to maintain the drainage ditch along the south side of East Road. The proposed driveway and parking area will have a permeable gravel surface with appropriate stormwater measures. Applicants submit that runoff will be directed down the slope to the existing drainage ditch.
10. Applicants also submit that the new curb cut would also: a) allow for siting of the barn/workshop at the periphery of existing agricultural land, in accordance with Section 5.03 (D) (2) (c); b) be in keeping with the historical character of the area, consistent with historical settlement patterns of locating agricultural structures close to the nearest roadway; and c) have negligible impact on the traffic on East Road.
11. Applicant has submitted a curb cut application for the proposed second cut. The road foreman has visited the site at request of the PZA and has found the proposed curb cut adequate for approval purposes, although official approval will depend on the Board's decision.
12. A public hearing will be held on Tuesday, May 28, 2024. Notice was sent to *The Valley Reporter* on May 7, 2024 and it appeared in the May 9, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on May 7, 2024.

Town of Waitsfield Conditional Use Permit Application

Town of Waitsfield, 4144 Main Street, Waitsfield, Vermont 802-496-2218

(Please complete both front and back portions of this form and submit to the Zoning Administrator)

Owner/Applicant: Charles Curtis & Katherine Dolan Telephone #'s: (802) 498-3660
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 958 East Road, Waitsfield, VT 05673

Location of Property: 958 East Road, on the right before Floodwoods farm Parcel ID #: 16004.000

Flood Hazard Zone? NO Area/Acreage of Lot: 22 acres

Proposed use, activity, construction, etc. (check applicable item):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Access approval (see 3.02) | <input type="checkbox"/> Adaptive re-use of historic barn (see 4.02) |
| <input type="checkbox"/> Building height extension (see 3.06) | <input type="checkbox"/> Change to a non-conforming use (see 3.08.B) |
| <input type="checkbox"/> Commercial water extraction (see 4.04) | <input type="checkbox"/> Expansion of existing conditional use |
| <input type="checkbox"/> Expansion of non-conforming structure (see 3.08.A) | <input type="checkbox"/> Extraction of earth resources (see 4.05) |
| <input type="checkbox"/> Flood hazard area review (see FHA Overlay District) | <input type="checkbox"/> Home business (see 4.06.B) |
| <input type="checkbox"/> Mixed Use (see 4.07) | <input type="checkbox"/> Mobile home park (see 4.08) |
| <input type="checkbox"/> Non-residential parking in front yard (see 3.09.A) | <input type="checkbox"/> Parking or loading waiver (see 3.09.C) |
| <input type="checkbox"/> Public facility (see 4.10) <input type="checkbox"/> Sign (see 3.11.G.) | <input type="checkbox"/> Telecommunication facility (see 4.11) |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1) | <input type="checkbox"/> Other _____ |

Please describe the proposed change: 2nd curb cut/driveway access for new ADU on Northeast corner of lot

Please attach one 11"x17" maximum site plan and all other documentation as may be required in Article V, Section 5.3. Bring one set of 18"x 24" or larger site plans to the meeting.

Please provide the names of adjacent property owners (use additional sheet if needed) and stamped addressed envelopes for each.

See attached site plan and list of adjacent property owners

(Please complete the next page of this form.)

Please note that this application does not automatically qualify you for a state permit.

Contact the Permit Specialist at 802-476-0195.

I represent that the information in the application is true and that I am authorized to file this application.

Signature:   Date: 04/29/24

Please print: Charles Curtis / Katherine Dolan

Office Use Only	
Application Number: <u>4177-W</u> <small>(from Zoning Application)</small>	Date Referred: <u>5/7/24</u>
Zoning District: <u>Ag-Res</u>	Curb Cut Required: <u>yes</u>
Meeting date(s): <u>5/28/14</u>	
Decision: _____	

\$ 275 per

General Standards. According to Article V, Section 5.03 of the Waitsfield Zoning By-Law, the Development Review Board (DRB) shall determine and rule that such proposed conditional use will not adversely affect the following general standards. Please respond to each of the following:

A. The capacity of existing or planned community facilities:

Not applicable

B. The character of the area affected:

The ADU will be a post and beam barn sited at the periphery of agricultural land and close to the nearest roadway, consistent with the historical character of the area. The ADU will be a bank barn with direct access to the ground level from a short drive off of East Road, very similar to the Richards barn across the street.

C. Traffic on roads and highways in the vicinity:

The new ADU and requested curb cut/driveway will have negligible impact on traffic on East Road. The ADU will consist of a workshop on the 1st floor (to be used by the owner) and a one-bedroom rental apartment on the second floor.

D. Any land use or land development regulations or ordinances of the town of Waitsfield then in effect:

Applicants are seeking an additional driveway access per Section 3.02 C.1.b. An additional curb cut direct from East Road to the new ADU would avoid disturbing a drainage and wet area and result in a more desirable site layout, with more direct access and a shorter driveway. The drainage/wet area connects an existing farm pond to a culvert on the East side of the existing curb cut.

E. Utilization of renewable energy resources.

The new ADU will have solar panels affixed to the standing seam metal roof on the West side of the building, facing away from, and not visible from, East Road. The building will be net zero, and will generate as much or more power than it consumes. Applicants also intend to move the existing solar array from the middle of the pasture visible from East Road to a new location parallel to the existing shared drive. This new site will reduce its visibility from East Road.

Note: Each zoning district and many of the proposed uses have specific standards that must be met for a conditional use permit. Attach additional sheets as necessary.

Specific Standards. In addition to the General Standards above, the DRB shall consider whether the following standards are applicable to the application due to site conditions and/or the scale and intensity of the proposed use. Please respond to the following as applicable; use additional sheets as necessary:

1. Protection of natural resources (see Section 5.03.D.1.).

The requested curb cut would not have an adverse impact on natural resources; it would help avoid disturbing a drainage swale and wet area from an existing farm pond to a culvert crossing under East Road at the existing curb cut for a shared drive serving parcels 16004 and 16005.

2. Design and location of structures (see Section 5.03.D.2.).

The new ADU and curb cut are sited at the periphery of agricultural land, and are designed to be consistent with historical agricultural building development in the surrounding area. The new ADU will be a post and beam barn with traditional wood siding, small 2 over 2 windows facing East Road, and a standing seam metal roof.

2.a. Village Residential and Village Business District standards (see Section 5.03.D.2.a.)

Not applicable

2.b. Irasville Village District standards (see Section 5.03.D.2.b.)

Not applicable

2.c. Agricultural-Residential and Commercial Lodging District standards (see Section 5.03.D.2.c.)

Please see response to #2 above.

2.d. Route 100 and scenic roads standards (see Section 5.03.D.2.d.)

Not applicable

3. Traffic and pedestrian circulation (see Section 5.03.D.3.).

The requested curb cut would have minimal impact on traffic and pedestrian circulation. The requested curb cut is on a section of East Road that is flat and straight, with very good visibility in either direction.

4. Parking, Transit & Service Areas (see Section 5.03.D.4.).

The proposed driveway and parking area will have a permeable gravel surface and appropriate stormwater management, including a culvert to maintain the drainage ditch along the South side of East Road.

5. Stormwater management (see Section 5.03.D.5.).

Stormwater runoff shall be directed down the slope to the existing drainage ditch along the South side of East Road. This drainage ditch intersects an existing culvert that passes underneath East Road just East of the existing shared driveway serving parcels 16004 and 16005. The added runoff should not adversely impact neighboring properties or town roads.

6. Lighting (see Section 5.03.D.6.).

Applicants will minimize outdoor driveway lighting so as not to adversely impact neighboring properties. Applicant will not leave any outdoor driveway lighting permanently on overnight.

7. Landscaping and screening (see Section 5.03.D.7.).

The requested curb cut will not require removal or disturbance of any large trees, stone walls or other important features on the site.

8. Water and wastewater systems (see Section 5.03.D.8.).

Not applicable

9.a. Performance standards: Fire and explosion (see Section 5.03.D.9.a.).

Not applicable

9.b. Performance standards: Vibration (see Section 5.03.D.9.b.).

Not applicable

9.c. Performance standards: Noise (see Section 5.03.D.9.c.).

Not applicable

9.d. Performance standards: Odor (see Section 5.03.D.9.d.).

Not applicable

9.e. Performance standards: Emissions and air pollution (see Section 5.03.D.9.e.).

Not applicable

9.f. Performance standards: Heat (see Section 5.03.D.9.f.).

Not applicable

9.g. Performance standards: Direct glare (see Section 5.03.D.9.g.).

Applicants will minimize outdoor driveway lighting such that its illumination will not extend beyond the property boundaries. Any driveway lighting fixtures shall comply with the requirements of Section 5.03.D.9.g.

9.h. Performance standards: Indirect glare (see Section 5.03.D.9.h.).

Not applicable

9.i. Performance standards: Liquid and solid wastes (see Section 5.03.D.9.i).

Not applicable

10. Utilities (see Section 5.03.D.10.).

Utility lines will be buried and run underground approximately 125' from an existing pedestal at the base of the shared driveway to the nearest corner of the new ADU.

Additional Narrative or Background. You are invited to use the space below to provide additional background, information, or other details about your proposal that is not provided elsewhere on your Zoning Permit application form or this Conditional Use application form.

Applicants are concurrently filing a separate zoning permit application for the ADU, and have been advised that the ADU is a permitted use in the Ag/Res district and therefore does not require conditional use review and approval.

Applicants are seeking an additional driveway access per Section 3.02 C.1.b. which states that "the strict compliance with this standard would, due to the presence of one or more physical features (e.g., rivers and streams, steep slopes, wetlands) result in a less desirable site layout and design than would be possible without the allowance of an additional access".

Using the existing curb cut to access the proposed ADU from the shared drive would require crossing a long drainage swale and wet area. The drainage swale connects an existing farm pond on parcel 16004 to a culvert on the East side of the existing curb cut. A new second curb cut from East Road to the new ADU would avoid disturbing the pond drainage and result in a more desirable site layout and design, with more direct access and a shorter driveway.

TOWN OF WAITSFIELD
APPLICATION FOR ACCESS (Curb Cut) TO A TOWN HIGHWAY
Town of Waitsfield * 4144 Main Street, Waitsfield, Vermont 05673 * (802) 496-2218

Owner(s) of Property Charles Curtis & Katherine Dolan Telephone (802) 498-3660
Mailing Address 958 East Road, Waitsfield, VT 05673
Applicant's Name (if different) _____ Telephone _____
Mailing Address _____
Town Road Name _____ Town Highway # 16
Parcel ID 16004.000 Road Frontage of Parcel 980 feet

Proposed use of curb cut (check as many as apply):

- | | | | |
|---------------------------------------|---|--|---|
| <input type="checkbox"/> Agricultural | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Development Road |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Relocation | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other _____ |

Describe the exact location of the proposed access (distance from property lines, distance to nearby landmarks, etc.):

On South side of East Road, 150' East of existing curb cut, 75' from property line at East end of parcel

Proposed curb cut would access a new workshop/ADU and be across the street from parcel #16003.

Drawing provided on separate sheet.

On the back of this sheet, or on a separate sheet, please provide a sketch of the parcel and road frontage indicating the location of the proposed driveway access, other existing accesses, the Town highway, drainage/ditches, trees, buildings, etc.

By signing below, the applicant represents that the information contained in this application is true and correct and that he or she is authorized to file this application.

[Signature]
Owner(s) Signature(s)

04/24/24
Date

[Signature]
Applicant(s) Signature(s)

04/24/24
Date

Please indicate by checking the box below that you acknowledge and accept the following:

- I acknowledge and agree that the property owner shall be responsible for the costs of installing and maintaining any driveway culvert, ditch, or other improvement required as a condition of this curb cut approval unless otherwise agreed by the Town in writing.

For Town Use Only

Application # _____ Date Received _____

Application Fee: \$25

Recording Fee: \$30*

Cash Check # _____

Please submit two separate checks

Check # _____

*\$15 for approval letter, \$15 for final permit

4144 Main St., Waitsfield, VT 05673 • P: (802) 496-2218 • F: (802) 496-9284 • W: www.waitsfieldvt.us

TOWN OF WAITSFIELD

**ROAD FOREMAN'S and FIRE CHIEF'S RECOMMENDATION REGARDING
APPLICATION FOR ACCESS TO A TOWN HIGHWAY
(CURB CUT)**

Applicant Name: _____ Application #: _____

Property Location: _____

ROAD FOREMAN: I recommend denial/approval of the above application for the following reasons or subject to the following conditions:

Road Foreman

Date

.....
FIRE CHIEF: I recommend denial/approval of the above application for the following reasons or subject to the following conditions:

Fire Chief

Date

**TOWN OF WAITSFIELD
HIGHWAY ACCESS APPROVAL LETTER
(Curb Cut)**

APPLICATION NUMBER: _____ DATE OF ISSUE: _____

PROPERTY OWNER: _____

APPLICANT: _____
(If other than owner)

TOWN ROAD NAME & #: _____ PARCEL ID #: _____

APPROVED FOR: _____

Permission to do the work described on the application dated _____, for access to a Town highway is hereby granted, subject to the requirements of Vermont statutes, the Waitsfield Selectboard Highway Access (Curb Cut) Policy (December 14, 2020), the Vermont Agency of Transportation standard specifications B-71, and the following special conditions:

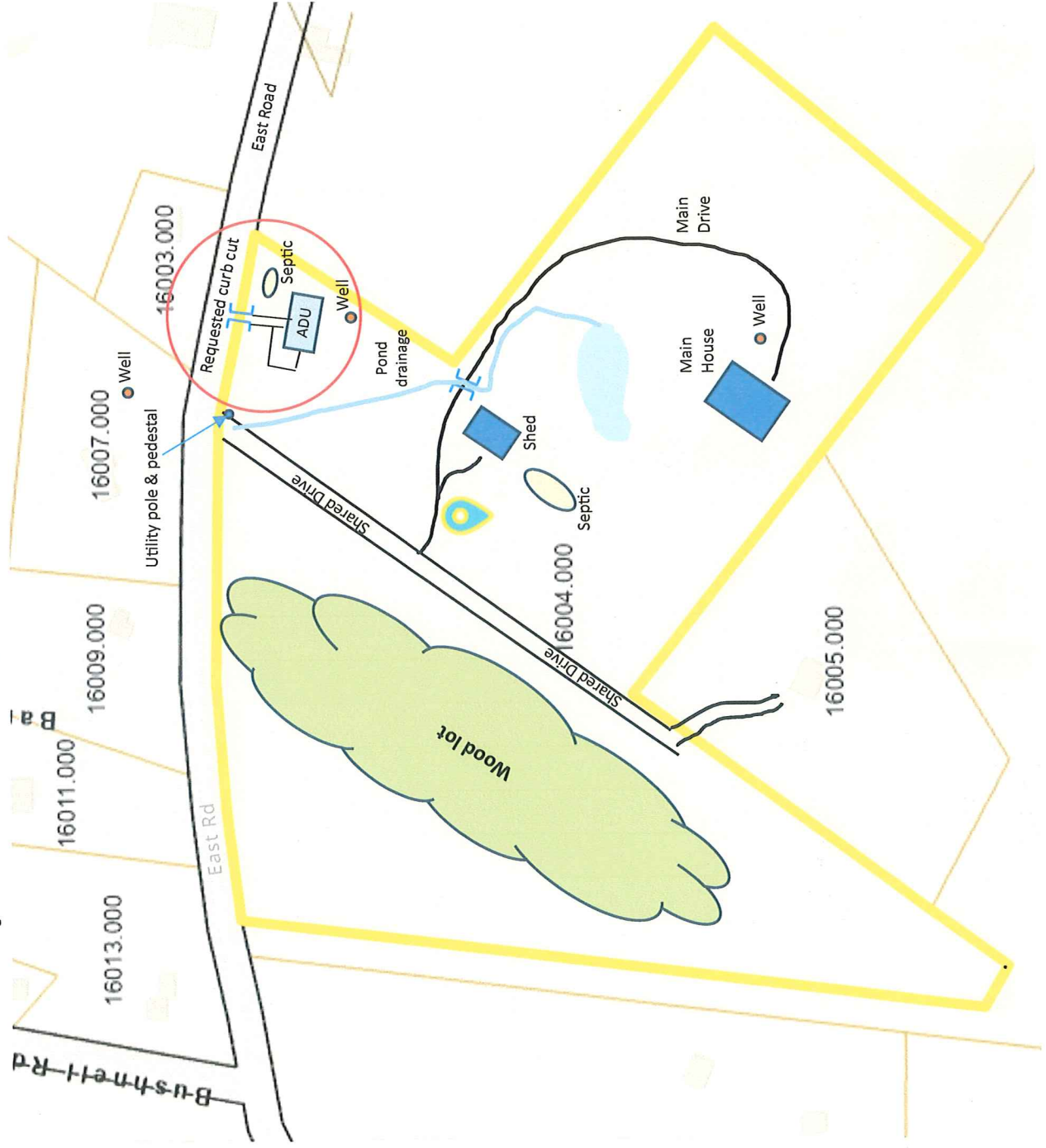
ADDITIONAL TERMS: This approval letter shall expire within two years of issuance unless work has been substantially (at least 50%) completed. **The applicant shall notify the Town, through the Planning & Zoning Administrator, of completion of the work within 14 days of completion. An access permit is not formally issued until a final inspection is completed and the work is determined to have been done in accordance with the Town's approval.** The decision is subject to all additional standards found in the Town of Waitsfield Highway Access Policy, adopted on December 14, 2020 by the Waitsfield Selectboard. The applicant is solely responsible for ensuring that the access sought is in compliance with applicable State laws and municipal land use ordinances.

WAITSFIELD TOWN ADMINISTRATOR:

DATE: _____

Curtis / Dolan Zoning Permit Application

Site Plan (not to scale)



Curtis / Dolan Zoning Permit Application Site Plan w/ Setbacks (not to scale)



Curtis / Dolan Zoning Permit Application Conditional Use Review

1) Name and Address of Property Owners

Charles Curtis and Katherine Dolan
958 East Road
Waitsfield, VT 05673
(802) 498-3660

Katherine Dolan / Charles Curtis
04/24/24

2) Names and Addresses of Adjoining Property Owners

Parcel 43001.000, 109 Raphael Road
Anne Zopfi
118 Barnes Road
Stamford, CT 06902-1241

Parcel 43002.000, 151 Raphael Road
Ana Del Rosal
151 Raphael Road
Waitsfield, VT 05673

Parcel 16005.000, 960 East Road
Silvia Hoffman
Federica Velutini-Hoffman
960 East Road
Waitsfield, VT 05673

Parcel 16002.001, 1066 East Road
Jean L Damon
26 Northridge Way
Sandy, UT 84092

Parcel 16003.000, 1005 East Road
Martha M Richards
Jean R Damon
26 Northridge Way
Sandy, UT 84092

Parcel 16007.000, 923 East Road
Stephanie & Ryan Riegler
923 East Road
Waitsfield, VT 05673

Parcel 16009.000, 873 East Road
Dennis S & Laurel F Mead
873 East Road
Waitsfield, VT 05673

Parcel 16011.000, 49 Barnabus Road
Lyndon M, Jr. & Joanne H Virkler
PO Box 614
Waitsfield, VT 05763

Parcel 16013.000, 14 Bushnell Road
Bernier Quinn
14 Bushnell Road
Waitsfield, VT 05673

3) Project Description

Applicants are seeking conditional use review and approval of a second curb cut on parcel 16004 on East Road. The second curb cut would provide access to a new accessory dwelling unit (ADU) to be constructed on the Northeast corner of their parcel 16004. Parcel 16004 is located in the Agricultural/Residential Zoning District. Applicants seek to start sitework and foundation work in June 2024, start construction of the ADU in August, and complete construction (including parking areas, landscaping and site reclamation) in November 2024.

Applicants are concurrently filing a separate zoning permit application for the ADU. JB Weir has advised that the ADU is a permitted use in the Ag/Res District that does not require conditional use review and approval.

Applicants are seeking an additional driveway access per **Section 3.02 C.1.b.** *“the strict compliance with this standard would, due to the presence of one or more physical features (e.g., rivers and streams, steep slopes, wetlands), result in a less desirable site layout and design than would be possible with the allowance of an additional access”.* An existing curb cut on East Road provides access to our parcel and our neighbor’s’ parcel 16005, via a shared driveway. The requested additional curb cut would be located approximately 150’ East of the existing curb cut.

Using the existing curb cut to access the proposed ADU from the shared drive would require crossing a long drainage ditch and wet area. The drainage ditch connects a pond on our parcel 16004 to a culvert on the East side of the existing curb cut. An additional curb cut direct from East Road to the new ADU would avoid disturbing the drainage/wet area and result in a more desirable site layout and design, with more direct access and a shorter driveway. The additional curb cut would also:

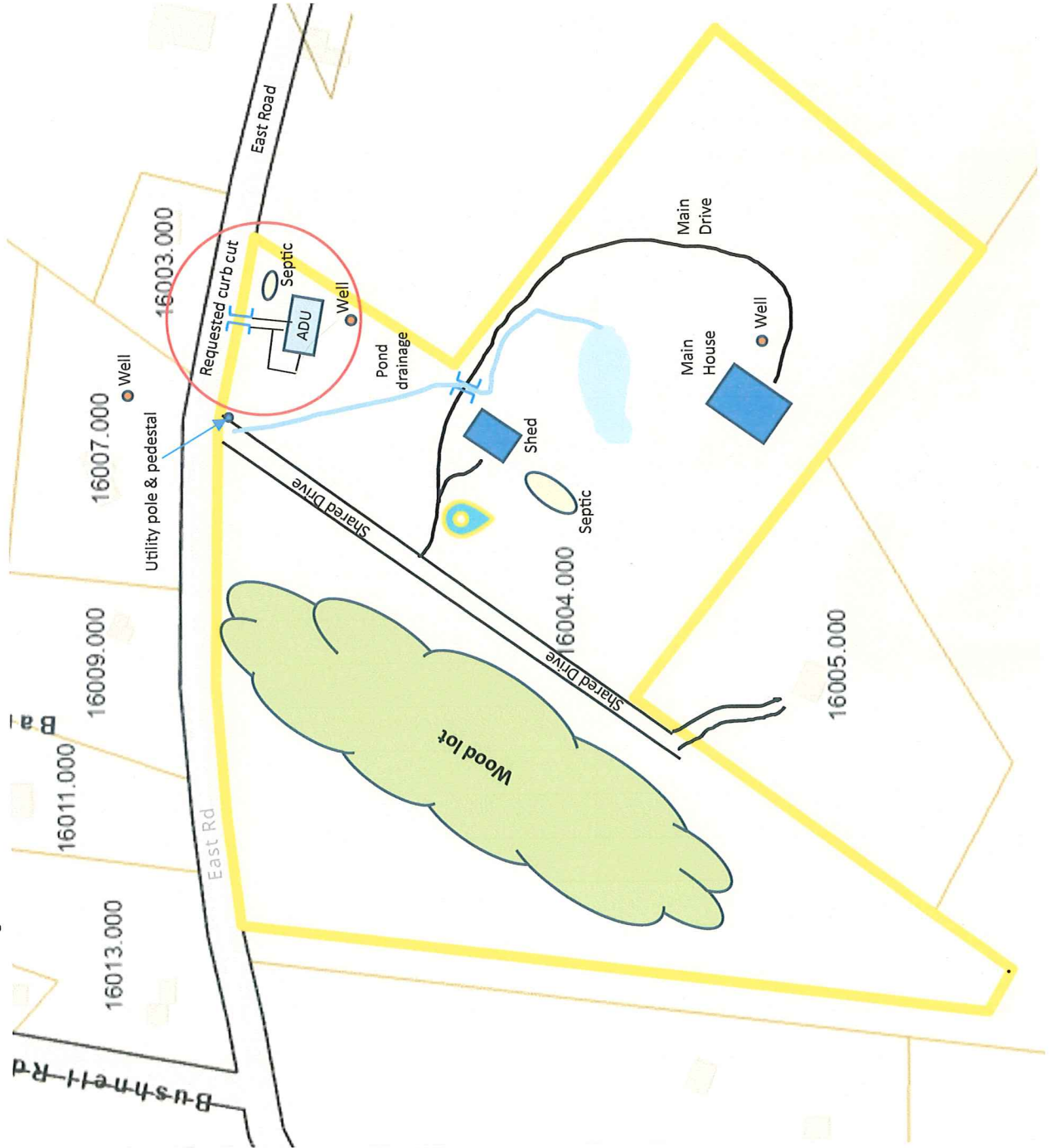
- A) allow for siting of the ADU at the periphery of agricultural land, in accordance with **Section 5.03 D.2.c.**
- B) be in keeping with the historical character of the area, in accordance with **Section 5.03 C.2** (the ADU will be a traditional post & beam bank barn with direct access to the ground level from the proposed curb cut, consistent with historical settlement patterns of locating agricultural structures close to the nearest roadway, very similar to the Richards barn across the street);
- C) have negligible impact on traffic on East Road, in accordance with **Section 5.03 C.3** (the ADU will consist of a workshop on the 1st floor and a one-bedroom apartment on the second floor).

Applicants attach a site location map in accordance with Section 5.03.A.4.

Applicants request that the Development Review Board waive the required submission materials in Section 5.03.A.5 because *the information is not necessary for a thorough review of the application due to the limited scale and/or intensity of the project.* Applicants have attached a simple site plan with property boundaries, roads, rights-of-way, site features, existing and proposed structures, but it is not to scale and does not include the level of detail (contour lines, etc.) called out in Section 5.03.A.5.

Curtis / Dolan Zoning Permit Application

Site Plan (not to scale)



Curtis / Dolan Zoning Permit Application Site Plan w/ Setbacks (not to scale)



Application #: Date Received: Fees: Zoning.....
Parcel #: Zoning District..... DRB:.....
Special Zoning Areas:..... Newspaper.....
 Approved (or Denied) by ZA on..... Total.....
 Referred to DRB because.....
Meeting Date(s).....
Decision.....
Comment.....

Owner **Charles Curtis** Phone **(802) 498-3660**
(If not owner, letter from owner authorizing agent status is required) E-mail **chach.curtis@gmail.com**
Mailing Address **958 East Road, Waitsfield, VT 05673** Easements?.....NO.....
Location of Property (E-911 address) **same** Flood Plain?.....NO.....
Existing Use and Occupancy **Single family home** Wetlands?.....NO.....
Name of Business (if applicable) **Not applicable** Public Building?.....NO.....

Application is made to
 erect one family dwelling
 repair commercial/bus
 alter light industrial
 extend accessory building
 remove industrial
 change use sign
 other other
Description of proposed use and/or structure.....
Site Plan
 Enclosed
 On next page
(Show dimensions listed below on the site plan)
Roads: (some have restrictions)
 Private Town State
 Scenic Route 100
 Not Applicable
Type of Construction:
Foundation.....
Exterior Walls.....
Roofing.....
Estimated Cost of Construction:.....
.....
2nd Curb Cut on parcel 16004.000

Lot Size/Acreage of Lot: **22 acres** Frontage along Road: **East Road**
(i.e., 100x200; 20,000 sq.ft.; ½ acre, etc.)

After construction of the proposed structure, what will the setback be on the
Front Side (from road centerline)..... Left Side.....
Right Side..... Rear.....
Nearest streambank/riverbank/pond..... % grade/slope from development to bank.....

Existing Structures/Use:

Existing square footage..... Total:.....
Height of tallest structure:.....

Proposed Structures:

Proposed use: (ie, garage, shed, barn, etc.) **Square footage:** (exclude attics < 7 ½' high and below-grade basements):
..... Height:.....; 1st floor:..... 2nd floor..... 3rd floor..... Total:.....
..... Height:.....; 1st floor:..... 2nd floor..... 3rd floor..... Total:.....
..... Height:.....; 1st floor:..... 2nd floor..... 3rd floor..... Total:.....
Total proposed square footage:

Building Coverage %.....(perimeter of floor space including porches, balconies, roof overhangs>30")
Lot coverage %.....(all ground cover including driveways, walkways, etc.)
Parking spaces have.....need.....

Site Plan: The box below represents your property. Draw your existing buildings and proposed buildings here. Identify all existing and proposed buildings and all front, back, and side measurements from all buildings. Please provide a separate sketch showing the height of the building.

Submitted with Curb Cut Application

THIS SECTION PERTAINS ONLY TO THOSE REQUESTS REQUIRING CONDITIONAL USE REVIEW BY THE DEVELOPMENT REVIEW BOARD:

(Refer to Sections 5.2 and 5.3 of the Waitsfield Zoning Bylaws)

- 1. Application Requirements (5.2)
- 2. Conditional Use Review Criteria: Submit responses to each of the review criteria listed.
- 3. Stamped addressed envelopes for all abutters (list below)

.....
 Submitted with Conditional Use Application.....

THIS SECTION PERTAINS TO THOSE REQUESTS FOR DIMENSIONAL VARIANCE AND THEREFORE DEVELOPMENT REVIEW BOARD REVIEW:

(Refer to Section 6.5 of the Waitsfield Zoning Bylaws)

- 1. Submit narrative with application.
- 2. Stamped addressed envelopes for all abutters (list below)


.....

Other facts for the Development Review Board to consider:

No Certificate of Occupancy/Compliance shall be issued for any use and/or structure unless constructed and completed in conformity with the representations contained in the application for the zoning permit.

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained here, and to the best of his/her knowledge believes them to be true.

PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.

Signature  Phone(s) (802) 498-3660 Date 05/08/24

Please print your name legibly..... Charles Curtis

If this request is to be reviewed by the Development Review Board, then the completed application must be received 25 days in advance of the meeting.

From: Chach Curtis <chach.curtis@gmail.com>
Sent: Friday, May 17, 2024 1:45 PM
To: JB Weir
Subject: Requested Amendment to Permit # 4175

Hi JB -

Per our discussion, please amend Zoning Permit # 4175 issued on April 30, 2024 to remove the Accessory Dwelling Unit as a proposed use. As amended, the proposed use would be for a barn/workshop. For clarity, the dimensions of the barn/workshop structure would not change from the drawings submitted with the permit application; we would just be removing the 2nd floor ADU.

We would like to continue with the requested curb cut application and look forward to the scheduled hearing at the next DRB meeting on May 28, 2024.

Please let me know if you need any additional information from me to complete the amendment.

Thanks, Chach Curtis
(802) 498-3660



DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for May 28, 2024 meeting

Application #:	Sketch Plan Review
Landowner:	Shea Property Services
Property Address:	Main Street/Route 100
Parcel Number:	#99031.001
Meeting Dates:	Sketch Plan Review on May 28, 2024
Proposal/Type:	Sketch Plan review for a 3-lot subdivision of an existing 22-acre lot into three lots of 1-acre, 1-acre and 20-acres. The parcel is located in the Agricultural-Residential District.

A. GUIDING ORDINANCE and POLICY PROVISIONS:

1. Waitsfield Subdivision Regulations, amended on January 21, 2008.
2. Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through January 8, 2024.
3. Waitsfield Town Plan, as adopted on October 9, 2023.
 - a. Agricultural-Residential District (12-6)

B. MATERIALS SUBMITTED:

1. On May 16, 2024, applicants submitted a sketch plan review application and a proposed site plan titled "Lands of Shea Route 100 – Sanitary Plan Lots 6 and 7 -Sheet C3-01 (Trudell Consulting Engineers).
2. On May 24, 2024, the PZA included in the file an ANR Natural Resources map generated using the ANR Atlas.

C. PROJECT SUMMARY:

The property is located off Main Street/Route 100 and consists of 24.7-acres. The project concerns the remaining lands of the Shea property – Lot 5 – after the mother parcel was subdivided into 5 lots in #SUB23-02. As proposed, the new Lot 6 would be 1-acre and will be developed with a duplex and new Lot 7 is proposed as 1.06-acres with another duplex. Both lots are proposed to share in-ground septic system and municipal water. The remaining 22.64-acres of Lot 5 would remain undeveloped.

Permits issued for this property include:

- SUB #23-02 (5-lot subdivision, issued 4/10/2023)

D. SKETCH PLAN REVIEW

Subdivisions are subject to review under [Article 3](#) of the Subdivision Regulations. A preliminary analysis of applicable subdivision regulations is provided below.

Section 2.2 (C) (1): The Board needs to classify the application as one for a minor or major subdivision. Applicants propose a 2-lot subdivision which would qualify as a minor subdivision under Section 2.1. Pursuant to Section 2.1, a major subdivision shall include any new private road or driveway greater than 800 feet in length. The length of the driveway to the building envelopes on the proposed Lot 7 is unclear on the drawing. *The PZA recommends asking the applicant what the length of the new driveway is.*

In addition, the Board may classify the project as a major subdivision, regardless of the number of lots proposed, in the event that the proposed subdivision poses a significant threat of an undue adverse impact to natural or cultural resources identified in the Town Plan or through site investigation. Per the ANR Natural Resource map included by the PZA, no natural resources are present in the proposed building and driveway locations. In addition, there are no mapped habitat blocks in the location of the proposed development area. Per the ANR Wetlands Inventory mapping, there are no jurisdictional wetlands in the area of proposed development.

The PZA recommends that the Board deem this application one for a minor subdivision depending on the length of the proposed driveway.

Section 2.2 (C) (2): No waivers have been requested.

Per Section 2.2 (C) (3), the Board should determine whether to include recommendations for proposed changes in subsequent submissions, including any requests for additional studies or supporting documentation, which, in the Development Review Board's judgment, would be necessary for the proposed subdivision to comply with applicable subdivision review standards under Article 3, the goals, objectives and policies of the Waitsfield Town Plan, and with other municipal regulations currently in effect.

As proposed, the project satisfies the dimensional standards of Table 2.07 (D) for the Agricultural-Residential district. The minimum lot size requirement of 1-acre is met as the proposed lots of 1-acre, 1.06-acres and 22.64-acres each exceed that minimum. The proposed building envelopes for the new lots are depicted on the plat. It is unclear what the distances are from the proposed duplexes to either the property lines or the centerline of Main Street/Route 100. *The PZA recommends inquiring of the applicant as to the surrounding setbacks.* Pursuant to Table 2.07 (D), the side and rear yard setbacks in the Agricultural-Residential District are 25 feet, and the front setback to the centerline of Main Street is 75 feet. *The PZA also recommends inquiring as to the road frontage of each proposed lot.* Pursuant to Table 2.07 (D), the minimum road frontage in this district is 200 feet.

It also noted that, pursuant to Section 3.10 of the Zoning Bylaws, this stretch of Route 100 is delineated as a scenic road. *The PZA recommends inquiring as to plans for screening/landscaping.*

ATTACHMENTS:

- A. Sketch Plan Application
- B. Cover letter / Narrative
- C. Site plan titled "Lands of Shea Route 100 – Sanitary Plan Lots 6 and 7 -Sheet C3-01
(Trudell Consulting Engineers)
- D. ANR Natural Resources Map
- E. ANR Wetlands Map

TOWN OF WAITSFIELD

4144 Main Street, Waitsfield, Vermont 05673

SUBDIVISION APPLICATION

802-496-2218

Application #: N/A Sketch plan review Fee Paid: 50
 Date Application Received: 5/16/24 Sketch Plan Review (applies to minor and major): \$25 50
 Discussion Phase Meeting Date: 5/28/24 Minor Subdivision: 1-4 lots, \$150/lot; Amendment: \$75
 Warned: Major Subdivision: 5 lots, 800' road, PUD/PRD: \$175/lot
 Classification: Major / Minor Site Visit Date: _____ Abutter Notifications Sent: _____
 Final Plan Hearing(s) Date: _____
 Decision: _____ Date Signed: _____
 Comments: _____
 Mylar Due Date: _____ Slide #: _____

Name of Development SHEA LOWER LOTS
 Has this been subdivided in the past? If yes, when 2023 by SHEA PROPERTY SERVICES
 # Lots 3 Act 250 # (if applicable) N/A

Owner/Applicant: SHEA PROPERTY SERVICES Telephone 802-793-8234
 (If not owner, please submit letter authorizing agent status) e-mail: aron@sheapropertyservices.com
 Mailing Address: 207 BERLIN ST MONTPELIER, VT 05602

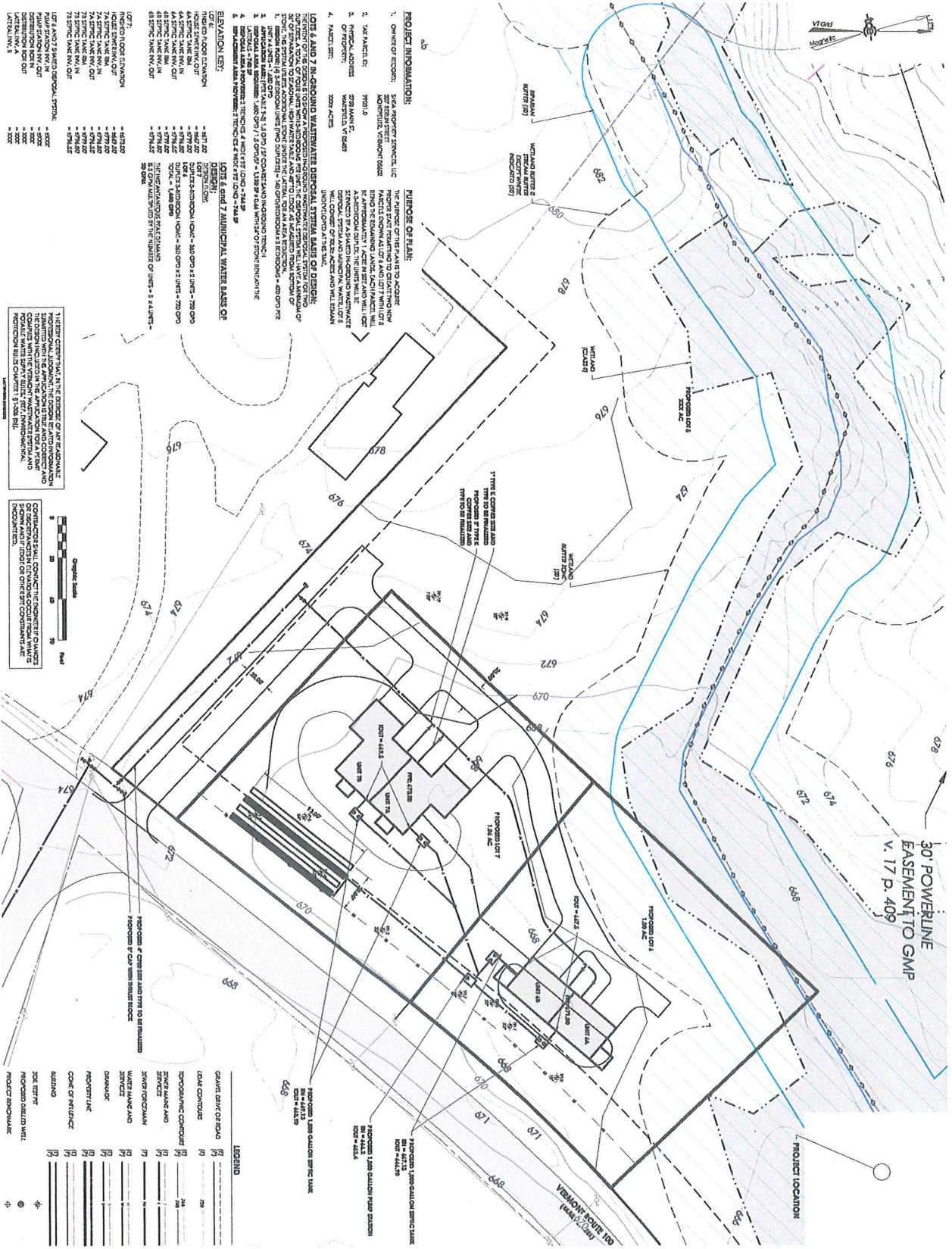
Physical Location of Property: _____
 Parcel #: _____ Zoning District AG RES Flood Hazard Area: Y N Wetlands: Y N
 Total Acreage of parcel to be subdivided: _____ Number of Lots Proposed: _____
 Acreage in Each Lot: Lot 1: 1 Lot 2: 1 Lot 3: 20 Lot 4: _____ Lot 5: _____ Lot 6: _____
 Lot 7: _____ Lot 8: _____ Lot 9: _____ Lot 10: _____ Lot 11: _____
 Do the proposed lots meet the requirements of the Zoning District? Y N

Signature _____

Please submit the information listed below with this application.

		Sketch Plan	Preliminary Plan	Final Plan
√	(A) Application Information			
	Application Form [number of copies]	2	2	2
	Application Fee	√	√	√
	Name of project, if any	√	√	√
	Name, address of applicant (landowner and subdivider, if different)	√	√	√
	Written description of proposed development plans, including number and size of lots; general timing of development	√	√	√
	Waiver request, in writing [optional]	√	√	
	Evidence of written notification to adjoining owners of intent to subdivide; to include copies of any waiver request if any)*		√	
	(B) Plan/Plat Mapping Requirements	Sketch	Prelim. Plan	Final Plat
	Materials	Paper	Paper	Mylar
	Date, North Arrow, Legend	√	√	√
	Preparer Information, Certifications	√	√	√
	Scale (not less than 1 inch = 200')	√	√	√
	Project boundaries and property lines	Drawn	Drawn	Surveyed
	Existing and proposed lot lines, dimensions	Drawn	Drawn	Surveyed
	Adjoining land uses, roads and drainage	√	√	√
	Zoning district designations and boundaries	√	√	√

Location of all significant natural features, including but not limited to: - wetlands; - flood hazard areas; - slopes with a gradient of 15% or greater, and 25% or greater; - significant wildlife habitat; - historic sites and features, including stone walls; - scenic features identified in the Town Plan; - existing trail corridors, - surface waters and associated buffer areas; and - other significant geologic features and landforms, including prominent knolls and ridgelines.	General location based on available maps & data	Specific boundaries, unless waived by PC because of limited potential impact	Specific boundaries, unless waived by PC because of limited potential impact
Existing and proposed elevations, contour lines*		5' interval	5' interval
Existing and proposed roads, paths, parking areas, associated rights-of-way or easements	Drawn	Drawn	Surveyed
Proposed utilities, water and wastewater systems and associated rights-of-way or easements*		√	√
Proposed development envelopes		√	√
Monument locations*			√
Road profiles; road, intersection and parking area geometry and construction schematics*		√	√
Proposed landscaping and screening*		√	√
Proposed conservation buffer and/or easement areas*		√	√
Notation prepared in accordance with Section 2.5			√
Reduced (11' x 17') copies of proposed plan [number of copies]	10	10	10
(C) Supporting Information & Documentation	Sketch Plan	Preliminary Plan	Final Plan
Site location map showing proposed subdivision in relation to major roads, drainage ways, and adjoining properties	√	√	√
Statement of compliance with the town plan and applicable local regulations	√	√	√
Engineering reports (water and wastewater systems)		√	√
Existing and proposed traffic generation rates, volumes*		Estimated	Documented
Off-site easements (e.g., for water, wastewater, access)*	Description	Draft	Final
Proposed phasing schedule*	Description	Draft	Final
Proposed covenants and/or deed restrictions*	Description	Draft	Final
Proposed homeowner or tenant association or agreements*	Description	Draft	Final
Proposed performance bond or surety*		Description	Final
(D) As may be required by the Planning Commission			
Stormwater and erosion control plan			
Grading plan (showing proposed areas of cut and fill)			
Building footprints			
Open space management plan			
Site reclamation plan (for subdivisions involving extraction)			
Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)			
Visual impact analysis and mitigation plan			
Wildlife habitat impact assessment and mitigation plan			
Fiscal impact analysis (analysis of fiscal costs and benefits to the town)			
Other			
* Upon written request may be waived by the Planning Commission.			



30' POWERLINE EASEMENT TO GMP V. 17 P. 409

LANDS OF SHEP

Branch 100
Windsfield, VT

Sanitary / Plan Lots 6 and 7

C3-01

tce ENGINEERING PLANNING & ENVIRONMENTAL

100 STATE STREET
DARTMOUTH, VT 05740
TEL: (802) 336-5877
WWW.TCE-ENG.COM

Project:
Date:
Author:
Checked:
Date:
Author:
Checked:
Date:

LEGEND

OWNER DRIVE/DRIFIELD	PROPOSED 1200 GALLON SERVICE TANK
LEAD CONDUIT	PROPOSED 1200 GALLON SERVICE TANK
TOPOGRAPHIC CONTOUR	PROPOSED 1200 GALLON SERVICE TANK
SANITARY AND WATER SERVICE	PROPOSED 1200 GALLON SERVICE TANK
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SEAL

STATE OF VERMONT
REGISTERED PROFESSIONAL ENGINEER
No. 8524
David T. [Name]

30' POWERLINE EASEMENT TO GMP V. 17 P. 409

PROJECT INFORMATION:

- OWNER OF RECORD: 5548 PROPERTY SERVICES, LLC 207 DENNY STREET SOUTH DAVENPORT, VT 05490
- DATE: 11/20/13
- PROJECT ADDRESS: 2728 MAIN ST. DAVENPORT, VT 05490
- PROJECT: 2009 ACRES

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO ACCURATELY SHOW THE LOCATION OF THE PROPOSED SANITARY AND WATER TANKS AND TO PROVIDE THE NECESSARY DIMENSIONS AND TOLERANCES FOR THE RECORDING AGENCIES. THE PROPOSED SANITARY AND WATER TANKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE VTDOT SPECIFICATIONS FOR SANITARY AND WATER TANKS AND SHALL BE SUBJECT TO THE SUPERVISION OF THE APPROPRIATE AGENCIES AT THE TIME OF CONSTRUCTION.

NOTES:

- ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
- ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

30' POWERLINE EASEMENT TO GMP V. 17 P. 409



Town of Waitsfield
4144 Main St
Waitsfield, VT 05673

May 28, 2024

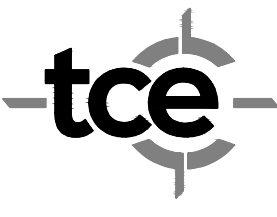
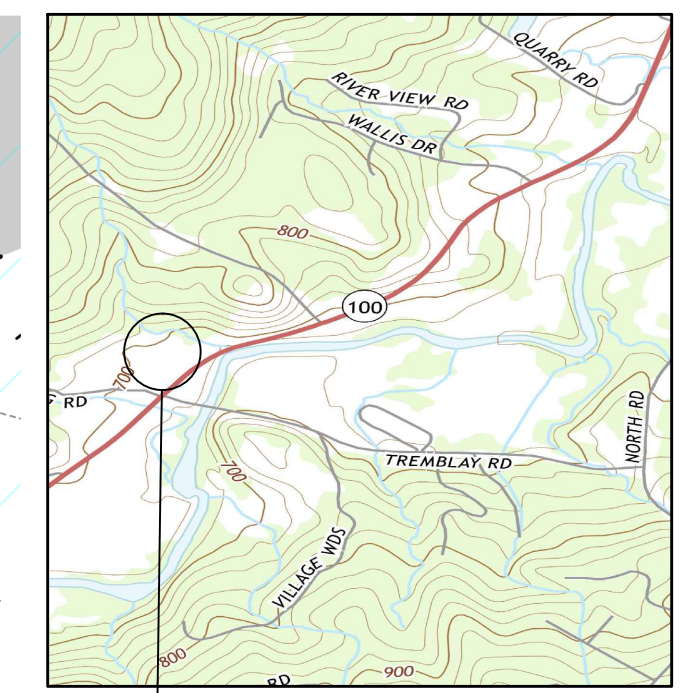
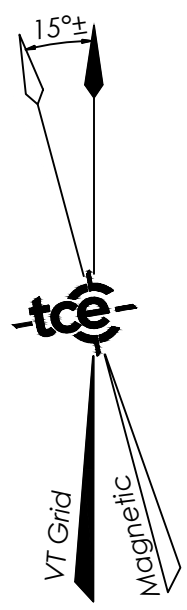
Attn: JB Weir, Planning & Zoning Administrator

Re: 2755 Main St – Lot 5 Subdivision Request

Attached hereto are our plans for subdivision for Lot 5 which is a continuation of our previous subdivision. As you know, our original intention was to subdivide into 26 parcels in the efforts to add workforce housing to the Valley, but due to neighbor complaints on adjacent properties, we are not going to be proceeding with this plan.

Instead we are requesting to subdivide the Existing Lot 5 into three (3) parcels as shown on the aforementioned drawings. The two new parcels, Lots 6 and 7, have been designed as Duplex Lots and all wetlands delineations and septic test-pitting has been completed.

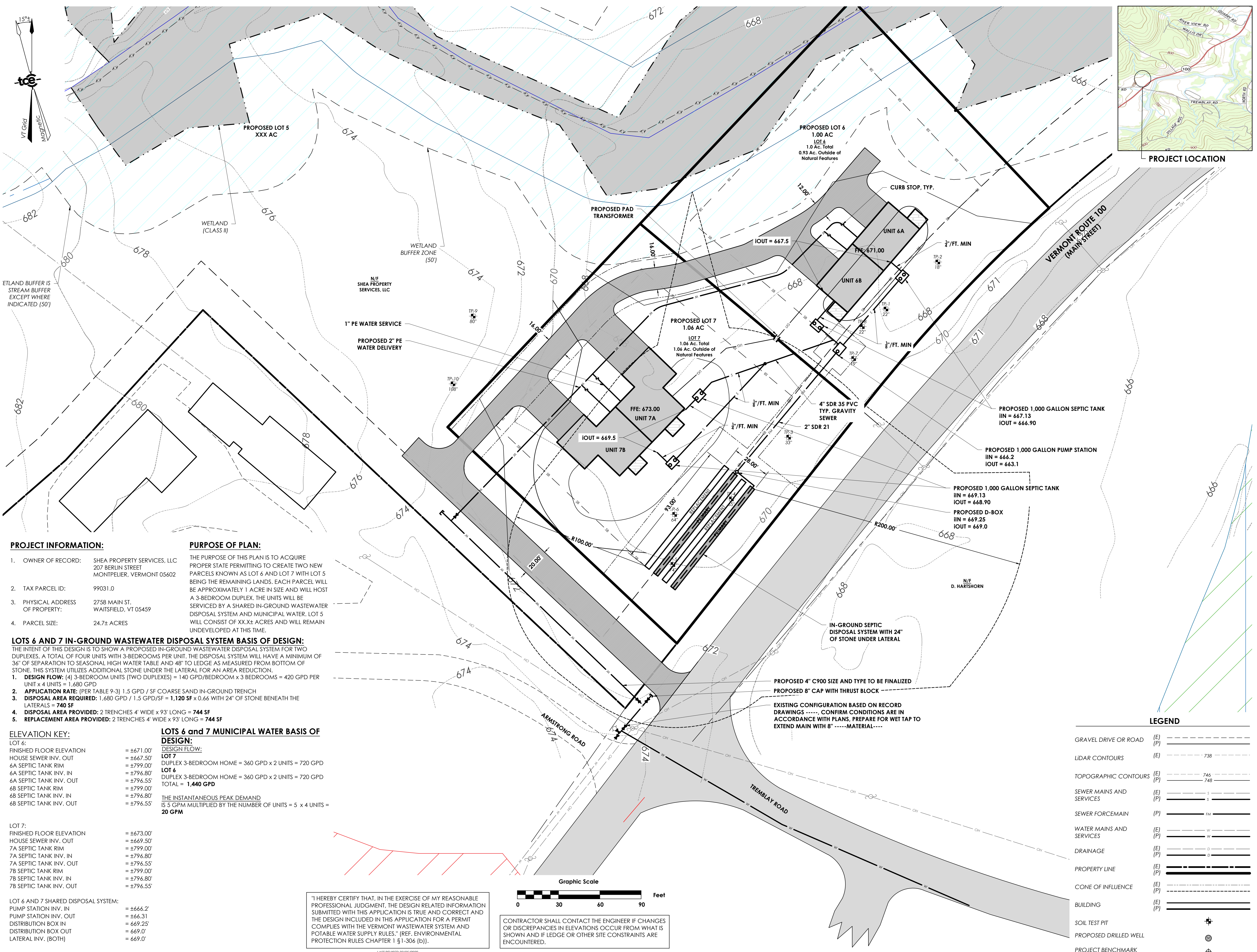
We will be requesting only a single curb cut as driveways will wrap around the projected home sites. All building envelopes, lot details, wastewater details are all shown on the drawings as well.



ENGINEERING SURVEY
PLANNING ENVIRONMENTAL
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
 802.879.6331 | WWW.TCEVT.COM

Revisions
 No. Description Date By

DRAFT



PROJECT INFORMATION:

- OWNER OF RECORD: SHEA PROPERTY SERVICES, LLC
207 BERLIN STREET
MONTPELIER, VERMONT 05602
- TAX PARCEL ID: 99031.0
- PHYSICAL ADDRESS OF PROPERTY: 2758 MAIN ST.
WAITSFIELD, VT 05459
- PARCEL SIZE: 24.7± ACRES

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO ACQUIRE PROPER STATE PERMITTING TO CREATE TWO NEW PARCELS KNOWN AS LOT 6 AND LOT 7 WITH LOT 5 BEING THE REMAINING LANDS. EACH PARCEL WILL BE APPROXIMATELY 1 ACRE IN SIZE AND WILL HOST A 3-BEDROOM DUPLEX. THE UNITS WILL BE SERVICED BY A SHARED IN-GROUND WASTEWATER DISPOSAL SYSTEM AND MUNICIPAL WATER. LOT 5 WILL CONSIST OF XX.X± ACRES AND WILL REMAIN UNDEVELOPED AT THIS TIME.

LOTS 6 AND 7 IN-GROUND WASTEWATER DISPOSAL SYSTEM BASIS OF DESIGN:

- THE INTENT OF THIS DESIGN IS TO SHOW A PROPOSED IN-GROUND WASTEWATER DISPOSAL SYSTEM FOR TWO DUPLEXES. A TOTAL OF FOUR UNITS WITH 3-BEDROOMS PER UNIT. THE DISPOSAL SYSTEM WILL HAVE A MINIMUM OF 36" OF SEPARATION TO SEASONAL HIGH WATER TABLE AND 48" TO LEDGE AS MEASURED FROM BOTTOM OF STONE. THIS SYSTEM UTILIZES ADDITIONAL STONE UNDER THE LATERAL FOR AN AREA REDUCTION.
- DESIGN FLOW:** (4) 3-BEDROOM UNITS (TWO DUPLEXES) = 140 GPD/BEDROOM x 3 BEDROOMS = 420 GPD PER UNIT x 4 UNITS = 1,680 GPD
 - APPLICATION RATE:** (PER TABLE 9-3) 1.5 GPD / SF COARSE SAND IN-GROUND TRENCH
 - DISPOSAL AREA REQUIRED:** 1,680 GPD / 1.5 GPD/SF = 1,120 SF x 0.66 WITH 24" OF STONE BENEATH THE LATERALS = 740 SF
 - DISPOSAL AREA PROVIDED:** 2 TRENCHES 4' WIDE x 93' LONG = 744 SF
 - REPLACEMENT AREA PROVIDED:** 2 TRENCHES 4' WIDE x 93' LONG = 744 SF

ELEVATION KEY:

LOT 6:

FINISHED FLOOR ELEVATION	= ±671.00'
HOUSE SEWER INV., OUT	= ±667.50'
6A SEPTIC TANK RIM	= ±799.00'
6A SEPTIC TANK INV., IN	= ±796.80'
6A SEPTIC TANK INV., OUT	= ±796.55'
6B SEPTIC TANK RIM	= ±799.00'
6B SEPTIC TANK INV., IN	= ±796.80'
6B SEPTIC TANK INV., OUT	= ±796.55'

LOT 7:

FINISHED FLOOR ELEVATION	= ±673.00'
HOUSE SEWER INV., OUT	= ±669.50'
7A SEPTIC TANK RIM	= ±799.00'
7A SEPTIC TANK INV., IN	= ±796.80'
7A SEPTIC TANK INV., OUT	= ±796.55'
7B SEPTIC TANK RIM	= ±799.00'
7B SEPTIC TANK INV., IN	= ±796.80'
7B SEPTIC TANK INV., OUT	= ±796.55'

LOTS 6 and 7 MUNICIPAL WATER BASIS OF DESIGN:

DESIGN FLOW:
LOT 7
 DUPLEX 3-BEDROOM HOME = 360 GPD x 2 UNITS = 720 GPD
LOT 6
 DUPLEX 3-BEDROOM HOME = 360 GPD x 2 UNITS = 720 GPD
 TOTAL = 1,440 GPD

THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS = 5 x 4 UNITS = 20 GPM

LOT 6 AND 7 SHARED DISPOSAL SYSTEM:

PUMP STATION INV., IN	= ±666.2'
PUMP STATION INV., OUT	= ±66.31'
DISTRIBUTION BOX IN	= ±669.25'
DISTRIBUTION BOX OUT	= ±669.07'
LATERAL INV., (BOTH)	= ±669.07'

"I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES." (REF. ENVIRONMENTAL PROTECTION RULES CHAPTER 1 §1-306 (b)).



CONTRACTOR SHALL CONTACT THE ENGINEER IF CHANGES OR DISCREPANCIES IN ELEVATIONS OCCUR FROM WHAT IS SHOWN AND IF LEDGE OR OTHER SITE CONSTRAINTS ARE ENCOUNTERED.

- Use of These Drawings
- Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 - By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 - Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 - These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 - It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

Lands of Shea
 Route 100
 Waitsfield, VT

Sheet Title

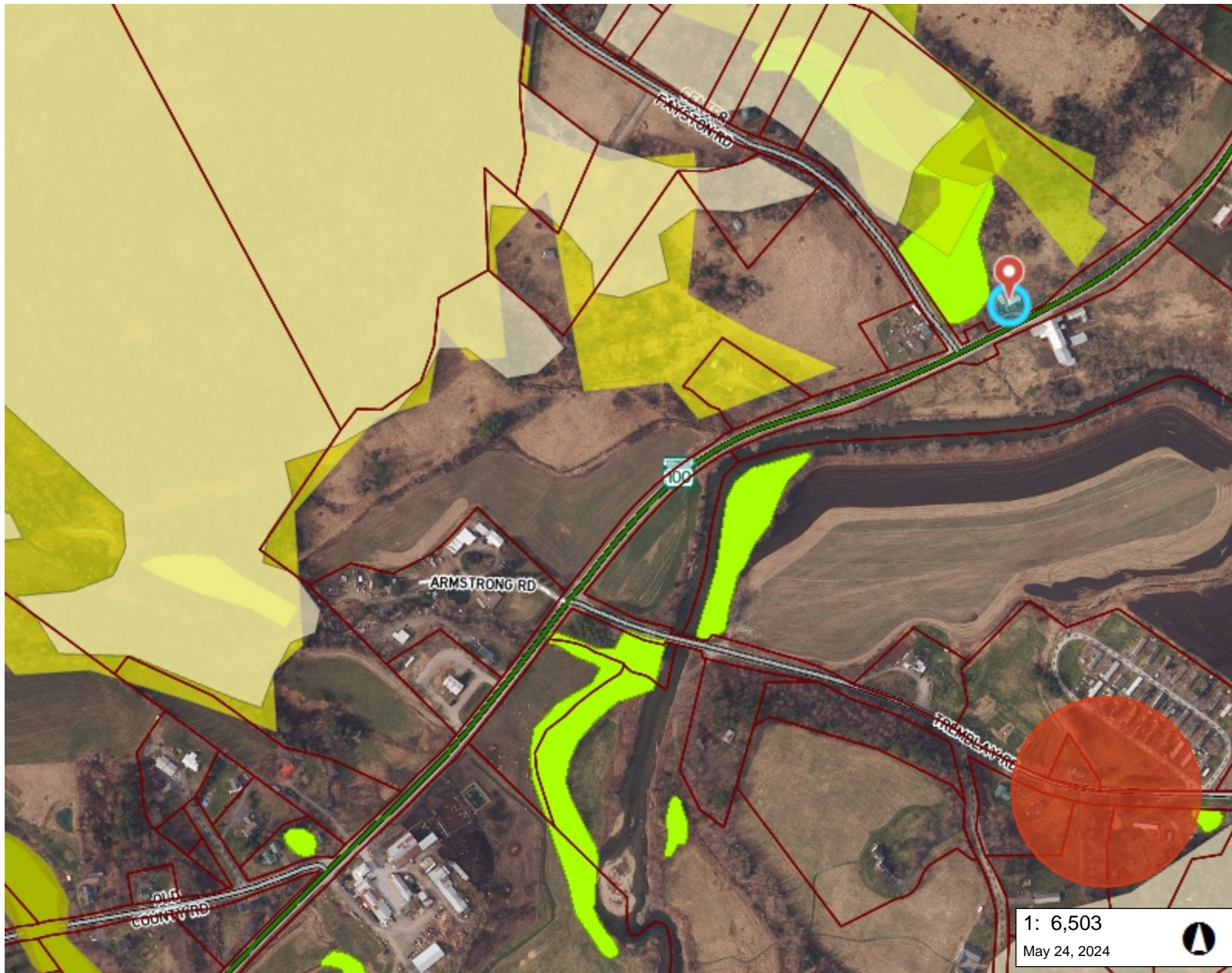
Sanitary Plan Lots 6 and 7

Date: _____
 Scale: 1" = 30'
 Project Number: _____
 Drawn By: JMH
 Project Engineer: JPP
 Approved By: JPP
 Field Book: 364

C3-01

LEGEND

GRAVEL DRIVE OR ROAD	(E) -----
LIDAR CONTOURS	(E) ----- 738
TOPOGRAPHIC CONTOURS	(E) ----- 746 (P) ----- 748
SEWER MAINS AND SERVICES	(E) ----- S (P) ----- S
SEWER FORCEMAIN	(P) ----- FH
WATER MAINS AND SERVICES	(E) ----- W (P) ----- W
DRAINAGE	(E) ----- D (P) ----- D
PROPERTY LINE	(E) ----- P (P) ----- P
CONE OF INFLUENCE	(E) ----- C (P) ----- C
BUILDING	(E) ----- B (P) ----- B
SOIL TEST PIT	⊕
PROPOSED DRILLED WELL	⊙
PROJECT BENCHMARK	⊕



LEGEND

- Uncommon Species and other
 - Plant
 - Animal
 - Natural Community
- Rare Threatened and Endange
 - RTE Animal
 - RTE Plant
- Significant Natural Communities
- Deer Wintering Areas
- Habitat Blocks
 - 10 - Higher Priority
 - 9
 - 8
 - 7
 - 6
 - 5
 - 4
 - 3
 - 2
 - 1 - Lower Priority
 - 0
- Natural Communities on ANR I
 - Acidic Riverside Outcrop
 - Alder Swamp
 - Alluvial Shrub Swamp
 - Alpine Meadow
 - Alpine Peatland
 - Barren Wetland (Map Not)

1: 6,503
May 24, 2024

NOTES

Map created using ANR's Natural Resources Atlas

330.0 0 165.00 330.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 542 Ft. 1cm = 65 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- Wetland
- Wetland Projects
- Wetlands - VSWI**
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands - VSWI Advisory Lay
- Vermont Vernal Pool Atlas**
 - Confirmed
 - Potential
 - Probable
- VT List of Priority Rivers and S**
 - Part B (impaired TMDL not requirec
 - Part C (stressed needs more asses
 - Part D (impaired with approved TMI
 - Part E (altered exotic species)
 - Part F (altered flow regulation)
 - Part G (channel alteration)
- VT List of Priority Lakes and P**
 - Part B (impaired TMDL not requirec
 - Part C (stressed needs more asses
 - Part D (impaired with approved TMI
 - Part E (altered exotic species)
 - Part F (altered flow regulation)
- DFIRM Floodways
- Special Flood Hazard Areas (A Counties)**
 - AE (1-percent annual chance flood)
 - A (1-percent annual chance flood)

1: 3,419

May 28, 2024



174.0 0 87.00 174.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 285 Ft. 1cm = 34 Meters
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

IMPORTANT!: The Wetlands Viewer is designed to help the public research wetland locations and features. Only a qualified wetland scientist may determine the absence or presence of a wetland and the boundaries. Not all wetlands are mapped. Wetlands not mapped on the Vermont Significant Wetland Inventory may still be considered significant.

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT 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
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