

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
May 28, 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, John Donaldson (Chair), Gib Geiger, Steve McKenzie, Jim Tabor

Staff: Zoning Administrator JB Weir

Others: Chach Curtis, John Pitrowski, Aaron Shea

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 #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.

Mr. Curtis summarized that physical features on the property would make it necessary to construct a driveway much longer than the access which would be enabled by a second curb cut. He noted that he has spoken with Josh Rogers about the site, and that Mr. Rodgers did not express concerns about the curb cut. Mr. Weir confirmed that Mr. Rodgers has looked at the site, and will work with Mr. Curtis to determine the exact location for the driveway edges.

Mr. Curtis explained that the solar array at the location will be moved onto the roof of the workshop when it is constructed.

Mr. Weir indicated that no concerns have been raised by adjoining property owners regarding the workshop space, and Mr. Curtis explained that there will be no water supply or wastewater system installed for the workshop. The configuration of the curb cut in relation to a nearby driveway was reviewed, and the building setbacks in the area also discussed.

MOTION: *Mr. Tabor moved to close the hearing for Application #4177-CU. The motion was seconded by Mr. McKenzie. All voted in favor.*

5. Sketch Plan Review by 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.

Mr. Pitrowski outlined that the Master Plan materials for the Shea's previous subdivision included information about this property as well. He indicated that the two lots proposed for development at this point are each being designed to contain duplexes, with a shared

conventional septic system for the four dwelling units. A common driveway access from Route 100 will serve both sites; access from a neighboring drive is also being explored. There are no development plans for the remaining 20 acres. The Master Plan will be revised to include that this further development has been initiated. The dimensions of setbacks, property lines, etc. were reviewed with the Board. A wetlands report is available for the parcel, as well as wildlife habitat, endangered species, and other resource reports. No Board members requested further studies of any kind.

There was some discussion of screening requirements, utilities being placed underground, and potential driveway access configurations. The applicant was encouraged to discuss the potential for driveway sharing with the adjacent Armstrong property.

MOTION: *Mr. Brines moved to designate this as a Minor Subdivision. The motion was seconded by Mr. Geiger. All voted in favor.*

6. APPROVAL OF MINUTES

The minutes of May 14, 2024 were amended and approved.

The upcoming schedule was reviewed.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:34 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary