

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
June 11, 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, Chris Cook, John Donaldson (Chair), Gib Geiger, Steve McKenzie, Jim Tabor
Staff: Zoning Administrator JB Weir
Others: Chris Austin, TJ Kingsbury, Sean Lawson, Charles Whittaker

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 #4184-CU by Sean Lawson/Lawsons Finest Liquids off 155 Carroll Rd., Waitsfield VT. Applicant requests approval to construct a 750 sq. ft. expanded beer garden and outdoor seating area. The parcel is identified as #23003.000 in the Irasville Village District.

Mr. Lawson outlined the plans to expand the outdoor seating area, including allowing dogs in the space. An additional 50 – 60 seats will be made available through this addition. One change to the submitted application materials noted was the addition of lighting around the perimeter of the new space, for use during shoulder seasons; these will be similar in appearance to the lights at the beer garden, and will be turned on only while needed.

Mr. Lawson also explained the signage that will be in place, requiring that pets be on leash and be accompanied by a person. He indicated that staffing levels will be dependent upon the level of business, and that no external music is planned.

The proposed gate configuration and crosswalk additions on the driveway were reviewed. Mr. Lawson explained that having additional space will potentially reduce some traffic, as fewer people will be turned away and will need to drive away immediately.

The impacts on the venue's liquor license were discussed. There will be 'No alcohol beyond this point' signage in place; Mr. Lawson needs to work out full details with the Liquor Control Board. Fencing for the area will consist of lumber and wire 'fabric.' No landscaping is proposed at this point.

Shannon Morrison of the DEC Wetlands Program has been consulted, and an update to the wetlands delineation is being completed so that a new permit application may be submitted for approval.

MOTION: *Mr. Brines moved to close the hearing for Application #4184-CU. The motion was seconded by Mr. Tabor. All voted in favor.*

5. Sketch Plan Review by Mavis LLC for a 16-unit Planned Unit Development (PUD) off Mad River Park Road. The parcel is identified as #06001.000 and is located in the Agricultural-Residential District.

Mr. Austin provided an overview of the proposed PUD, a clustered development of eight duplexes, situated in an area of the parcel surrounded by existing tree cover. He outlined that the wetland area has been delineated and associated buffer defined, reviewed the layout of driveways and parking, and where the buildings are to be sited in the meadow, preserving as many trees as possible. He indicated that each building will have a 1200 ft² to 1600 ft² footprint.

Mr. Austin noted that there is existing septic capacity available for use by the PUD, and that a series of private wells will be developed on site.

The parcel is for the most part in the Ag-Res District, with a portion also in the Industrial District. Some of the units are planned to be located in the Industrial District, but not near any commercial use. The drawings submitted depict the 50' allowance for a District extension and where the buildings are planned in relation to that. Mr. Donaldson noted that residential units are not an allowed use in the Industrial District, and that this will need to be reviewed further. The applicants pointed out that there is little other development potential for that small, somewhat separate area of the Industrial District, and that this unit also fits within the tree line delineating the cluster of units from the rest of the parcel.

Other points made during the discussion included:

- Mavis LLC owns the property on which location of drive to be shared with Cabot is intended
- The units will either be rented or sold
- Act 250 permitting will be required
- Trash receptacles and appropriate screening will be in place
- There will be garage/parking space for 2 cars at each dwelling unit
- Driveway surfaces were discussed
- A tree cutting plan and screening plan will be drafted
- There are no plans for alternative energy; the site is not suitable for a large enough solar installation
- The Fire Department will be asked to review the driveway access/hammerheads to ensure their suitability for emergency vehicles

Mr. Donaldson explained that the Board will provide a summary of their input for the project.

MOTION: *Mr. McKenzie moved to designate this as a Major Subdivision. The motion was seconded by Ms. Cook. All voted in favor.*

6. APPROVAL OF MINUTES

The minutes of May 28, 2024 were amended and approved.

The upcoming schedule was reviewed.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:52 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary