



## WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

**Tuesday, August 13<sup>th</sup>, 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**

Vacant

**Town Clerk**

Jennifer Peterson

**Treasurer**

Vacant

**Waitsfield Town  
Office**

4144 Main Street  
Waitsfield, VT  
05673  
(802) 496-2218

**1. CALL TO ORDER**

**2. REVISIONS TO AGENDA, IF ANY**

**3. PUBLIC FORUM**

**4. 4201-CU** by Rookwood Properties d/b/a Featherbed Inn at 5864 Main Street, Waitsfield, VT. Applicant requests conditional use approval to construct a 288 sq. ft. sauna as an accessory structure to the inn operation. The parcel is identified as #99185.000 in the Agricultural-Residential District.

**5. SUB 24-01** by Shea Property Services off Main Street/Route 100, Waitsfield VT. Applicant requests approval for a subdivision of an existing 24.7-acre lot into three lots of 22.64-acres, 1.06-acres and 1-acre. The parcel is identified as #99031.005 in the Agricultural-Residential District.

**6. APPROVAL OF MINUTES – June 11, 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 August 13, 2024 Meeting

<b>Application #:</b>	<b>4201-CU</b>
<b>Land Owner:</b>	<b>Rookwood Properties, LLC (d/b/a Featherbed Inn)</b>
<b>Property Address:</b>	<b>5864 Main Street</b>
<b>Parcel Number:</b>	<b>99185.000 in the Agricultural-Residential District and Adaptive Redevelopment Overlay District</b>
<b>Meeting Dates:</b>	<b>December 13, 2022</b>
<b>Proposal/Type:</b>	<b>Site plan amendment to construct a 288 sq. ft. sauna (accessory structure to inn).</b>

## 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 3.10                    Scenic Road Standards
  - c. Section 5.03                    Conditional Use
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

## B. MATERIALS SUBMITTED

1. On July 18, 2024, the applicant submitted a zoning permit application #4201, conditional use application #4201-CU, responses to General and Specific Review Standards, a site plan titled “Featherbed Inn – site plan for Sauna build”, a site plan titled “Amendment to WW-5-0396 Septic Design for Cottages Featherbed Inn” (McCain Consulting, dated 4/12/1999), and a layout plan titled “Featherbed Inn Sauna, Waitsfield Vermont” dated 6/26/2024 by Pillar Design Build, Sheet A4.

## C. PROPOSED FINDINGS OF FACT

1. The property is located at 5864 Main Street with a primary use as an inn with associated cottages and a recently-renovated barn. The parcel is identified as #99185.000 in the Agricultural-Residential District. The property is also located in the Adaptive

Redevelopment Overlay, although those standards are not applicable as this building is not a *former* commercial lodging establishment. Per approval of application #1669 in 1991, the use of the property as a Bed & Breakfast with cottages was revived after an approximate 5-year use as a single-family dwelling. Prior to the mid-1980s, the property had been used as an owner-occupied Bed & Breakfast for over 40 years. The property has had a principal use as an inn since 1991.

2. Per past permitting approvals, the property is subject to site plan jurisdiction by the Board. Application #1669 – which revived the property’s use as an inn - was approved per a site plan review. Subsequently, pursuant to approval in applications #2332 and #2469, any substantive changes to the site plan as approved therein require re-approval by the Development Review Board.
3. Applicant proposed to construct a 288 sq. ft. sauna in a grassy area between the main inn and one of the cottages (Jenny Cottage). As proposed, the sauna will be constructed using local wood and hempwool insulation.
4. Per applicant’s submittal, the 12’ x 24’ single story sauna will be 13’ x 10” tall and designed to look like a sugar shack. The structure will have a small cupola and be sided with local spruce similar to the renovated barn on the property. Applicant proposes an unpainted galvanized metal roof.
5. Per Section 3.10 (B) (2) of the Zoning Bylaws, Route 100/Main Street is designated as scenic road. Applicant submits that the proposed sauna is not readily visible from Route 100 in the summer months due to trees and other vegetation, and minimally visible when the leaves are off the trees. The structure is proposed approximately 100 feet from road centerline in a heavily landscaped area.
6. The sauna will only be used by guests of the inn. No additional traffic or parking increases are expected. Access to the sauna would be via an existing deck.
7. Applicant proposed low voltage lighting on the inside of the sauna. No exterior lighting is proposed. Electrical is existing from the inn building.
8. A public hearing will be held on Tuesday, August 13<sup>th</sup>, 2024. Notice was sent to The Valley Reporter on July 16, 2024, and it appeared in the July 18, 2024 issue of The Valley Reporter. Abutting property owners were sent notice on July 16, 2024.

**ATTACHMENTS:**

- A. #4201-CU and #4201 applications

- B. Site plan titled “Featherbed Inn – site plan for Sauna build”
- C. Site plan titled “Amendment to WW-5-0396 Septic Design for Cottages Featherbed Inn” (McCain Consulting, dated 4/12/1999)
- D. Drawing titled “Featherbed Inn Sauna, Waitsfield Vermont” dated 6/26/2024 by Pillar Design Build, Sheet A4

# 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: Karen & Mick Rookwood, Rookwood Properties LLC Telephone #'s: 802-496-7151, 617-699-4842  
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 5864 Main St, Waitsfield VT 05673

Location of Property: As above Parcel ID #: 99185.000

Flood Hazard Zone? No Area/Acreage of Lot: 20.29 acres

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

- |  |  |
|--|--|
| <input 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"/> Telecommunication facility (see 4.11)       |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1)        | <input checked="" type="checkbox"/> Other <u>Sauna building</u>      |

Please describe the proposed change: Build a 12' x 24' sauna building

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.

Coutts Clive M Rev Trust Coutts L Tracy Rev Trust, PO Box 913 Waitsfield VT 05673

Lareau Farm Properties LLC, 461 Lareau Road, Waitsfeild VT 05673

Laskowski Peter & Blaine, PO Box 991 Waitsfield VT 05673

Perot Kincaid, PO BOx 76A, Warren VT 05674

Town of Waitsfeild

Bald Eagle Associates, INC, Eagles Management, INC PO Box 208 WAITSFIELD VT 05673

(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: Karen J S Rookwood MJM Rookwood Date: 7/18/2024

Please print: Karen J S Rookwood, Michael J M Rookwood

Office Use Only	
Application Number: <u>4201-CU</u> <small>(from Zoning Application)</small>	Date Referred: <u>7/19/24</u>
Zoning District: <u>Ag-Res</u>	Curb Cut Required: <u>No</u>
Meeting date(s): <u>8/13/24</u>	
Decision: _____	

**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:

0, as the sauna will only be used by Inn guests (no public access)

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B. The character of the area affected:

Grassy area under a maple tree, between the main inn and one of the cottages

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C. Traffic on roads and highways in the vicinity:

None, as the sauna will only be used by Inn guests (no public access)

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

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E. Utilization of renewable energy resources.

None

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**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 sauna bulding is relatively small (no bigger than a typical shed) on helical piles.

We are using local wood (where practicable) and hempwool insulation to minimize impacts on natural rsources

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

A 12x24' single story 13'10" tall building designed to mimic a traditional sugar shack, wth a small cupola

It will be sided with local spruce (same as the barn on the property) and have an unpainted galvanized metal roof

It is situated between 2 existing structures (the main inn and the Jenny Cottage)

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

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

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

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

The building is not visible from 100 in the summer, and is only somewhat visible in the winter through trees and shrubbery. It is approximately 100 ft from Rt 100 centerline

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

No change from the existing property. Access to the sauna will be from the existing deck.

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

None, as the sauna will only be used by Inn guests (no public access)

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

N/A

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

Low voltage simple lighting inside, no outside lights

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

The sauna building is already in a heavily landscaped location

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Electric sauna stove, heavily insulated

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

None

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

None

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

None

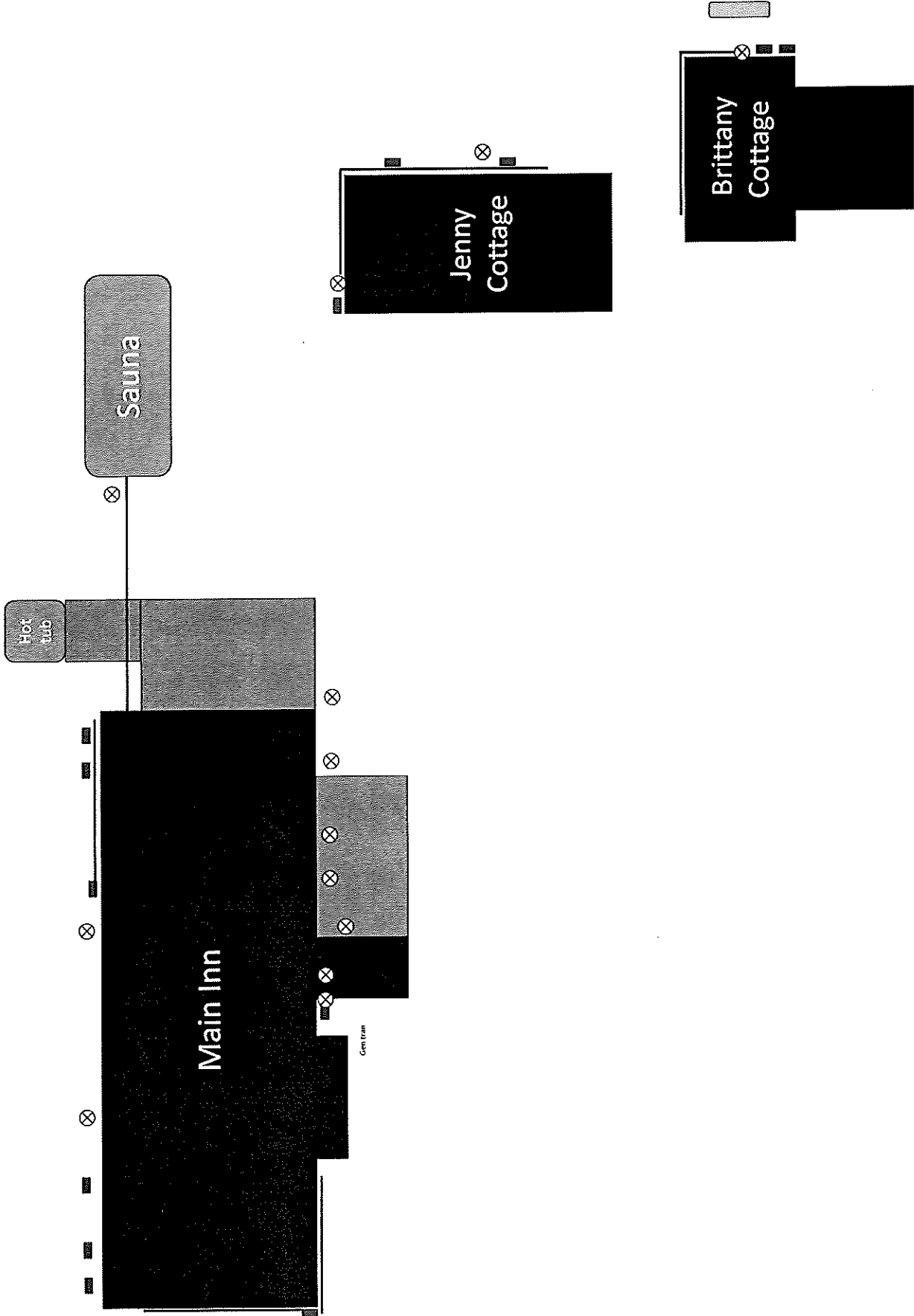
10. Utilities (see Section 5.03.D.10.).

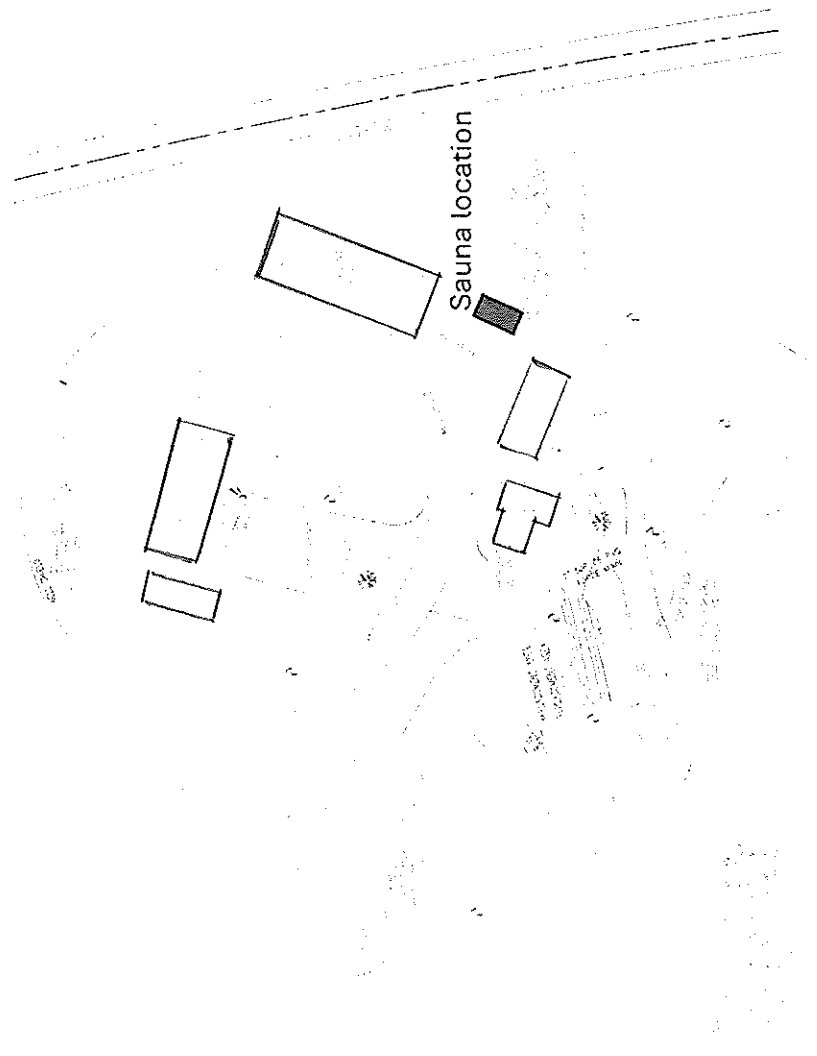
The electrical feed for the sauna is from the existing inn electrical service

**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.

Type text here

Featherbed Inn – site plan for Sauna build





Sauna location



STIC TECHNICIAN  
GUNNER MCCAIG

THIS MAP IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF DATA RESULTING FROM THE USE OF THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS FOR THE REPRODUCTION AND DISTRIBUTION OF THIS MAP.

CHINA

GRAPHIC SCALE



Photography by David Johnston  
Approved Release

UNCLASSIFIED  
DATE 08-14-2013 BY 60322 UCBAW/BJS/STP

PILLAR DESIGN BUILD  
110100P RD, WARREN, VT 05771  
ADAM ZAMSTONSKI  
913 224 7968  
PILLARDESIGNBUILD@GMAIL.COM

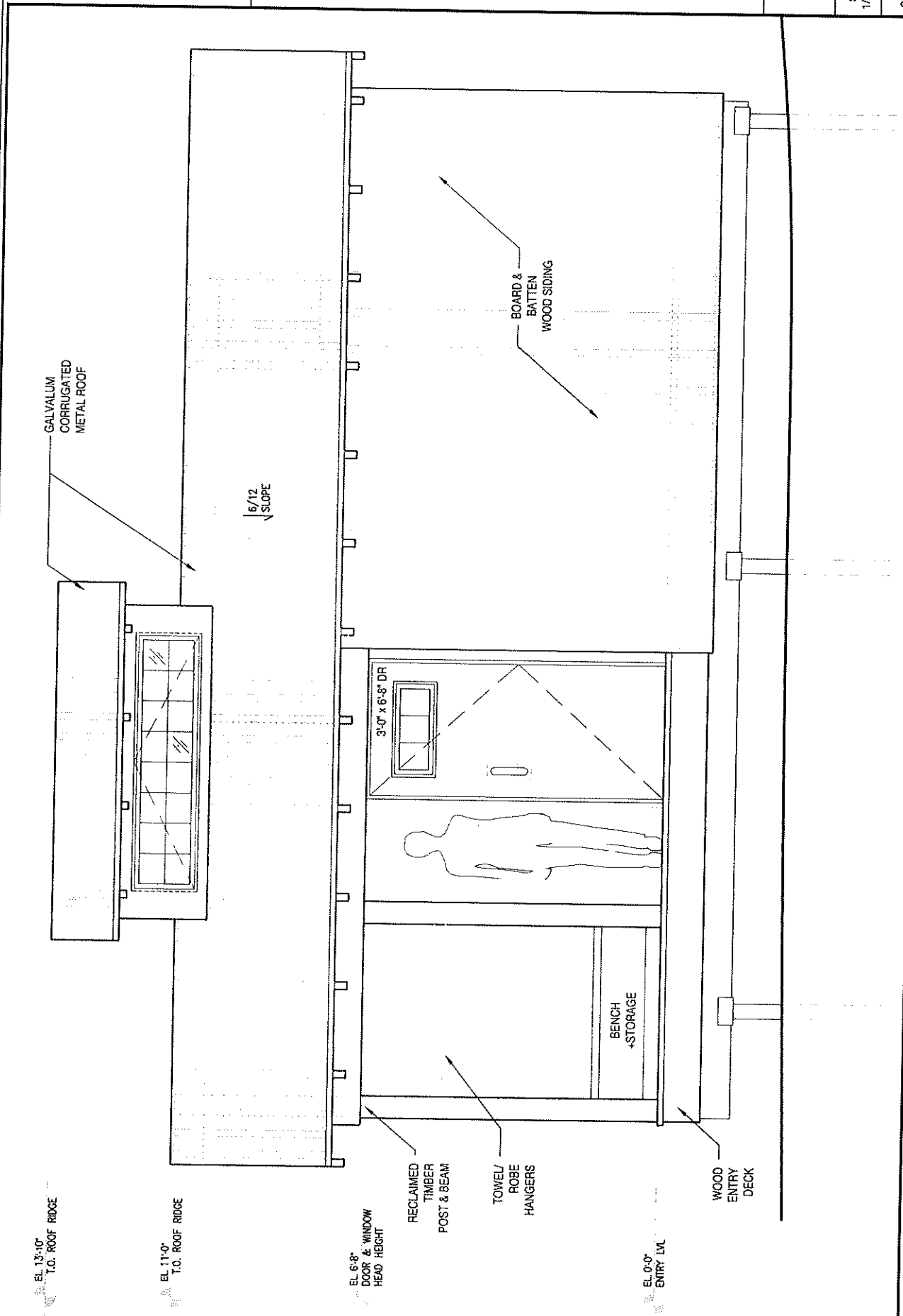
# FEATHERBED INN SAUNA WAITSFIELD, VERMONT

WEST EXTERIOR  
ELEVATION

SCALE:  
1/2" = 1'-0"

06.26.24

## A4



EL 13'-10"  
T.O. ROOF RIDGE

EL 11'-0"  
T.O. ROOF RIDGE

EL 6'-8"  
DOOR & WINDOW  
HEAD HEIGHT

RECLAIMED  
TIMBER  
POST & BEAM

TOWEL/  
ROBE  
HANGERS

EL 0'-0"  
ENTRY LVL

WOOD  
ENTRY  
DECK

BENCH  
+STORAGE

3'-0" x 6'-8" DR

BOARD &  
BATTEN  
WOOD SIDING

6/12  
SLOPE

GALVALUM  
CORRUGATED  
METAL ROOF

Application #: 4201 Date Received: 7/13/29 Fees: Zoning: 135  
 Parcel #: 99185.000 Zoning District: Ag-12a DRB: 265  
 Special Zoning Areas: Newspaper: .....  
 Approved (or  Denied) by ZA on .....  
 Referred to DRB because accessory structure to CU (inn) Total: .....  
 Meeting Date(s): 8/13/29  
 Decision: .....  
 Comment: .....

Owner: Michael Rookwood, Rookwood Properties LLC Phone 617-699-4842  
 (If not owner, letter from owner authorizing agent status is required) E-mail: .....  
 Mailing Address: 5864 Main St, Waitsfield VT 05673 Easements? .....  
 Location of Property (E-911 address): As above Flood Plain? .....  
 Existing Use and Occupancy: BEd & Breakfast Wetlands? .....  
 Name of Business (if applicable): Featherbed Inn Public Building? .....

**Application is made to** **Site Plan** **Type of Construction:**  
 erect  one family dwelling  Enclosed Foundation: Helical piers  
 repair  commercial/bus  On next page Exterior Walls: .....  
 alter  light industrial (Show dimensions listed Roofing: Industrial metal  
 extend  accessory building below on the site plan) Estimated Cost of Construction:  
 remove  industrial ..... \$23,300  
 change use  sign **Roads: (some have restrictions)**  
 other  other  Private  Town  State  
 Description of proposed use and/or structure: Sauna  Scenic Route 100  
 Not Applicable

Lot Size/Acreage of Lot: 20.29 acres Frontage along Road: 920  
 (i.e., 100x200; 20,000 sq.ft.; 1/2 acre, etc.)

After construction of the proposed structure, what will the setback be on the  
 Front Side (from road centerline): 100 ft Left Side: 150 ft  
 Right Side: 300 ft Rear: .....  
 Nearest streambank/riverbank/pond: 50 ft % grade/slope from development to bank: ??

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**Existing Structures/Use:** Bed & Breakfast  
 Existing square footage: ~11,000 sq.ft. Total: ~ 11,000 sq.ft.  
 Height of tallest structure: 26 ft

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**Proposed Structures:**  
**Proposed use:** (ie, garage, shed, barn, etc.) **Square footage:** (exclude attics < 7 1/2' high and below-grade basements):  
Sauna Height: 13' 10" 1<sup>st</sup> floor: 288 sq.ft. 2<sup>nd</sup> floor: ..... 3<sup>rd</sup> floor: ..... Total: 288 sq.ft.  
 ..... Height: .....; 1<sup>st</sup> floor: ..... 2<sup>nd</sup> floor: ..... 3<sup>rd</sup> floor: ..... Total: .....  
 ..... Height: .....; 1<sup>st</sup> floor: ..... 2<sup>nd</sup> floor: ..... 3<sup>rd</sup> floor: ..... Total: .....

**Total proposed square footage:** .....

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Building Coverage %: < 4% (perimeter of floor space including porches, balconies, roof overhangs > 30")  
 Lot coverage %: approx. 0% (all ground cover including driveways, walkways, etc.)  
 # Parking spaces have: 12 need: 0

**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.

Featherbed Inn - site plan for Sauna build

FEATHERBED INN SAUNA  
WAITSFIELD, VERMONT

A1

FEATHERBED INN SAUNA  
WAITSFIELD, VERMONT

A4

FEATHERBED INN SAUNA  
WAITSFIELD, VERMONT

A3

**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)

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**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)

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.....

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.

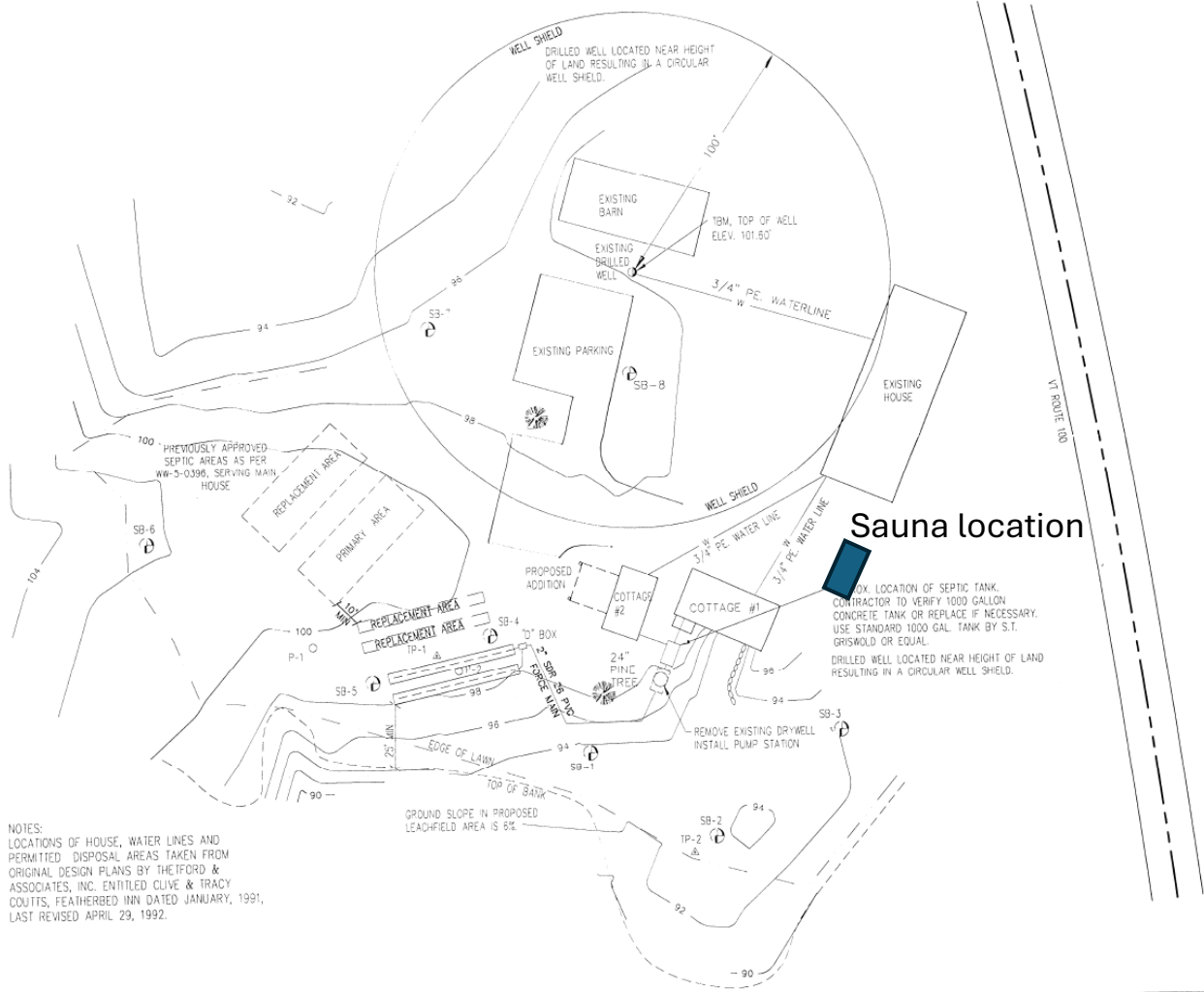
**PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.**

Signature..... *M. J. Rookwood* ..... Phone(s)..... 617-699-4842 ..... Date..... 7/3/24

Please print your name legibly..... Michael Rookwood .....

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.

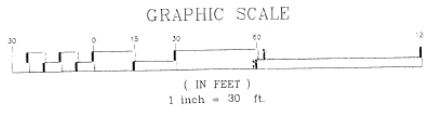
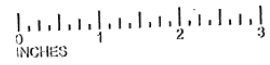




Sauna location

BOX LOCATION OF SEPTIC TANK.  
CONTRACTOR TO VERIFY 1000 GALLON  
CONCRETE TANK OR REPLACE IF NECESSARY.  
USE STANDARD 1000 GAL. TANK BY S.T.  
GRISWOLD OR EQUAL.  
DRILLED WELL LOCATED NEAR HEIGHT OF LAND  
RESULTING IN A CIRCULAR WELL SHIELD.

NOTES:  
LOCATIONS OF HOUSE, WATER LINES AND  
PERMITTED DISPOSAL AREAS TAKEN FROM  
ORIGINAL DESIGN PLANS BY THEFORD &  
ASSOCIATES, INC. ENTITLED CLIVE & TRACY  
COUTTS, FEATHERBED INN DATED JANUARY, 1991,  
LAST REVISED APRIL 29, 1992.



Topography by Total Station  
Contour Interval 2'  
Assumed Datum

DELIVER 30gpm @ 11' T.D.H.  
AHRH-5, 1/2hp, PUMP OR  
ALARMS, CONTROLS, ETC.

BERMINE FLOAT SETTINGS  
OF PUMP CHAMBER

DIMENSIONS VARY WITH EACH

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION  
ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS,  
AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK  
AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES  
OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE  
REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING  
OF SURVEY PLATS.



SITE TECHNICIAN:  
GUNNER MCCAIN



## DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for August 13, 2024 meeting

<b>Application #:</b>	<b>SUB24-01</b>
<b>Landowner:</b>	<b>Shea Property Services</b>
<b>Property Address:</b>	<b>Main Street/Route 100</b>
<b>Parcel Number:</b>	<b>#99031.005</b>
<b>Meeting Dates:</b>	<b>Sketch Plan Review on May 28, 2024; Preliminary Plan Review / Final Plan Review August 13, 2024</b>
<b>Proposal/Type:</b>	<b>Preliminary Plan review for a subdivision of parcel #99031.005 into three lots of 22.64-acres, 1-acre and 1.06-acres. The parcel is located in the Agricultural-Residential District. *The applicants request that Preliminary Plan and Final Plan Review occur at the same hearing and has, therefore, waived their right to written determination prior to Preliminary and Final Plan Review.</b>

### A. GUIDING ORDINANCE and POLICY PROVISIONS:

1. [Town of Waitsfield Subdivision Regulations](#), amended on January 21, 2008.
2. [Town of Waitsfield Zoning Bylaws](#), as adopted March 2, 1971 and amended through January 8, 2024:
  - a. Agricultural-Residential District (Table 2.07)
3. [Waitsfield Town Plan](#), as adopted on October 9, 2023
  - a. Agricultural-Residential District (12-6)

### B. MATERIALS SUBMITTED:

1. On July 5, 2024, applicant submitted:
  - a. Subdivision application (#Sub24-01);
  - b. Cover letter;
  - c. "3-Lot Subdivision Plat" – Sheet S1-03 (Trudell Consulting Engineers) dated 7/18/2023;
  - d. "Property Compilation Plat" – Sheet S1-02 (Trudell Consulting Engineers, dated 7/8/2022);
  - e. "Master Site Plan" – Sheet C1-03 (Trudell Consulting Engineers, dated 5/28/2024);
  - f. "Site Plan Lots 5-7" – Sheet C2-02 (Trudell Consulting Engineers, dated 5/28/2024);
  - g. "Sanitary Plan Lots 6-7" – Sheet C3-01 ((Trudell Consulting Engineers, dated 5/28/2024);

- h. “Sanitary Details Lots 6-7” – Sheet C8-01 (Trudell Consulting Engineers, dated 5/28/2024);
  - i. “Water Details and Sewer Notes Lots 6-7” – Sheet C8-02 (Trudell Consulting Engineers, dated 5/28/2024);
  - j. “Water Details and Notes Lots 6-7” – Sheet C8-03 (Trudell Consulting Engineers, dated 5/28/2024);
  - k. “Site Details Lots 6-7” – Sheet C8-04 (Trudell Consulting Engineers, dated 5/28/2024);
  - l. “Lot 5 – Parcel Viewer
2. On August 1, 2024, the PZA included in the file an ANR Natural Resources map of the subject parcel.

### **C. PROPOSED FINDINGS OF FACT**

1. The property is located off Main Street/Route 100 and consists of 24.7-acres. The parcel is identified as #99031.005 and is located in the Agricultural Residential District. Applicants propose a 3-lot subdivision of the existing 24.7-acre parcel. Lot 1 is proposed as the remaining lands of 22.64-acres, Lot 2 is proposed as 1-acre, and Lot 3 is proposed as 1.06-acres. Four purposes of continuity given the recent subdivisions of the mother parcel, the proposed 1-acre lot is referred to as Lot 6 and the proposed 1.06-acre lot as Lot 7. The remaining 22.64-acres is considered Lot 5.
2. Lots 6-7 are proposed for future duplex development – one duplex per lot. Lot 5 is proposed to remain as open land and is not intended for development under the subject application.
3. As proposed, Lots 6 and 7 will be accessed via a new shared driveway off Main Street/Route 100.
4. Per the Board’s determination on Sketch Plan Review, the Board determined that the proposed project shall be reviewed as a Minor Subdivision which shall meet the standards in Article 3 of the Waitsfield Subdivision Regulations (Section 2.2 (C) (1)). Applicant proposes a 3-lot subdivision which constitutes a minor subdivision pursuant to Section 2.1 of the Subdivision Regulations.
5. The project satisfies the dimensional standards of Table 2.07 (D) for the Agricultural-Residential district. Each of the proposed lots meets the minimum lot size requirement of 1-acre. Proposed building envelopes for lots 6 and 7 are situated outside the minimum setback requirements of 75-feet to the centerline of Main Street/Route 100, as well as 25-feet to the surrounding proposed property lines. Pursuant to Section 3.10, Route 100/Main Street is designated as a scenic road in this location. Roads designated as scenic in the Agricultural-Residential District require a minimum of 200 feet of road frontage. Lot 6 has frontage of 200.26 feet of frontage along Main Street. Lot 7 has 216.29 feet of frontage along Main Street.

6. Section 3.3 (C): Protection of wetlands, floodplains and surface waters: Lot boundaries and development envelopes shall be located and configured to avoid any undue adverse impact to wetlands, floodplains, streams and rivers and designated water supply Source Protection Areas (SPAs). As set forth in Sheet C1-03, Wetlands are present on the mother parcel, although mostly on the remainder Lot 5. There is a small portion of Class II wetlands in the northwesternmost reaches of the proposed Lot 6. The proposed building envelope for Lot 4 is located well outside the required 50-foot Class II wetlands buffer. No other components of the current project effect existing wetlands. There is one FEMA flood zone on the subject parcel, but it is located well outside the proposed development sites. Sheet C1-03 also depicts a stream which bisects the mother parcel. Developments envelopes have sited outside the requisite 50-foot buffer to the watercourse.
7. Section 3.3 (D): Protection of Steep Slopes and Ridgelines: Lot boundaries and development envelopes shall be located and configured to minimize undue adverse impacts to slopes greater than 15%, to avoid disturbance to slopes in excess of 25%, and to avoid the placement of structures on ridgelines. Per applicant's submittal, there are no steep slopes present on the proposed Lots 6 and 7.
8. Section 3.3 (E): Protection of Wildlife Habitat: Lot boundaries and development envelopes shall be located and configured to minimize undue adverse impacts on wildlife habitat, including travel corridors, identified in the Waitsfield Town Plan, by the Vermont Department of Fish & Wildlife, through site investigation, or as identified in habitat inventories conducted by qualified wildlife experts. Portions of the mother parcel are mapped by Vermont Fish & Wildlife as deer wintering area (DWA), habitat blocks or wildlife travel corridors. However, the proposed lots 6 and 7 are sited close to Main Street/Route 100, and a great distance away from any mapped DWA, habitat blocks or wildlife travel corridors.
9. Section 3.3 (F): Protection of Historic & Cultural Resources: (1) Historic features, including stone walls, should be preserved and integrated into the subdivision design (e.g., driveways may follow stone walls) to the extent practical. No historic or cultural resources are present on or near the proposed lots.
10. Section 3.3 (G): Protection of Farmland: Lot boundaries and development envelopes shall be located and configured to avoid undue adverse impacts to primary agricultural soils and other open farm fields. Methods for avoiding such adverse impacts include, but may not be limited to, the following: (1) Development envelopes shall be located and configured to minimize the development of primary agricultural soils, and subdivision boundaries shall not fragment land characterized by primary agricultural soils unless the parcel, due to site conditions or prior disturbance, is not viable for future agricultural management, or unless the portion of the subdivided parcels characterized by the primary agricultural soils will remain available for future agricultural production. There is a large swath of mapped primary agricultural soils which encompasses much of the southeastern portion of the mother parcel. The proposed development envelopes are located close to Main Street, avoiding fragmentation of the remaining prime agricultural lands of the remainder parcel. *The PZA notes that, despite being mapped as prime agricultural soils, this land has not been farmed in many years.*

11. Section 3.3 (I): Protection of Scenic Resources: Lot boundaries and development envelopes shall be located and configured to avoid undue adverse impacts to scenic resources. Methods for avoiding such adverse impacts include but may not be limited to the following: Subdivisions within view of scenic roads, as identified in the Town Plan, shall be designed to avoid adverse impacts to identified scenic resources; and Development envelopes located within view of identified scenic roads or within identified scenic viewsheds should be located to avoid prominent placement within the foreground or background of the viewshed; rather, development should be placed within the middle ground of the view to the extent practical. Pursuant to Section 3.10, Route 100/Main Street is designated as a scenic road. In its Sketch Plan Review Determination, the Board requested a landscape plan for the new lots. Per applicant's landscaping plan, trees have been located along Main Street to screen the duplexes from Route 100. Additional trees are located along the shared driveway. As proposed, applicant offers a mix of maple and crabapple trees for screening and landscaping.
12. Section 3.4: Stormwater Management and Erosion Control: All subdivisions shall be designed to integrate development into existing topography and drainage patterns, and an erosion and sedimentation control plan should be submitted if the plans include excavation, filling or grading of land in excess of 15% in grade. No such steep slopes exist in the area of the proposed lots. Applicant has also submitted detail on construction entrance stabilization, grading and seeding, and silt fencing. Applicant proposes one 18" culvert at the intersection of the shared driveway and Main Street/Route 100.
13. Section 3.7: Water Supply and Wastewater Disposal: Applicant has provided both septic system type and location details for lots 6 and 7 in addition to well locations. *PZA: Members should inquire as to the status of State permitting with regard to wastewater and potable water supply.*
14. Section 3.8: Utilities: All utilities, existing and proposed, throughout the subdivision shall be shown on the final plat, and be located as follows: (1) All utility systems, which may include but not be limited to electric, gas, telephone, fiber optics and television cable, shall be located underground throughout the subdivision, unless deemed unreasonable or prohibitively expensive by the Development Review Board due to site conditions; (2) The subdivider shall coordinate subdivision design with the utility companies to insure adequate and suitable areas for installation, both for the proposed subdivision and anticipated development on lands adjacent to the subdivision; (3) Utility corridors shall be shared with other utility and/or transportation corridors, and be located to minimize site disturbance, the fragmentation of farmland and other designated open space, and any adverse impacts to natural, cultural or scenic resources and public health. Applicant's plans do depict the location of utility easements for the proposed lots, along with locations of existing above-ground power poles and proposed underground services.
15. Per the Board's determination on Sketch Plan Review, the applicant was to submit a screening/landscaping plan for Preliminary Plan review. Sheet C2-02 delineates the types and locations of proposed vegetation.

16. The applicants have submitted a written waiver request to combine sketch plan review and final plan review into a single hearing, thereby waiving their right to written determination prior to Final Plan Review.
17. Sketch Plan review was held on May 28<sup>th</sup>, 2024.
18. A public hearing will be held on Tuesday, August 13<sup>th</sup>, 2024. Notice was sent to *The Valley Reporter* on July 16, 2024, and it appeared in the July 18, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on July 16, 2024.

**TOWN OF WAITSFIELD**

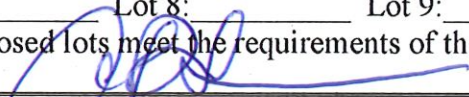
4144 Main Street, Waitsfield, Vermont 05673

**SUBDIVISION APPLICATION**

802-496-2218

Application #: SUB 24-01 Fee Paid: 565 pd ✓  
 Date Application Received: 7/5/24 Sketch Plan Review (applies to minor and major): \$25  
 Discussion Phase Meeting Date: 5/28/04 Minor Subdivision: 1-4 lots, \$150/lot; Amendment: \$75  
 Warned: 7/18/24 → 7/24/24 vtz Major Subdivision: 5 lots, 800' road, PUD/PRD: \$175/lot  
 Classification: Major / Minor Site Visit Date: \_\_\_\_\_ Abutter Notifications Sent: \_\_\_\_\_  
 Final Plan Hearing(s) Date: 8/13/24  
 Decision: \_\_\_\_\_ Date Signed: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Mylar Due Date: \_\_\_\_\_ Slide #: \_\_\_\_\_

Name of Development LOTS 6 & 7  
 Has this been subdivided in the past? If yes, when 2023 by Shea Property Services  
 # Lots 4 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: 2755 MAIN ST WAITSFIELD, VT 05673  
 Parcel #: 99031.002 Zoning District AgRes Flood Hazard Area: Y N Wetlands: Y N  
 Total Acreage of parcel to be subdivided: 24.7 Number of Lots Proposed: 3  
 Acreage in Each Lot: Lot 1: 22.14 Lot 2: 1.0 Lot 3: 1.06 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
√	<b>(A) Application Information</b>			
	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>(B) Plan/Plat Mapping Requirements</b>	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
	<b>(C) Supporting Information &amp; Documentation</b>	<b>Sketch Plan</b>	<b>Preliminary Plan</b>	<b>Final Plan</b>
	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
	<b>(D) As may be required by the Planning Commission</b>			
	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			
	<b>* Upon written request may be waived by the Planning Commission.</b>			





Town of Waitsfield  
4144 Main St  
Waitsfield, VT 05673

July 5, 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 discussed in our Sketch Plan Meeting, 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.

Because our subdivision plan is pretty detailed and simple from a zoning standpoint, Shea Property Services would like to combine the Preliminary Plan and Final Plan into a single meeting. Our package is complete enough to do so and the only outlier is finalizing the curb cut with VTRANS which is in progress.

Again, all building envelopes, lot details, wastewater details are all shown on the drawings as well. Note that the Wastewater Permit and Water Allocations have been received and recorded with the Town of Waitsfield.

Thank you for your time and consideration.

Sincerely,

Aron P Shea



Town of Waitsfield  
4144 Main St  
Waitsfield, VT 05673

July 5, 2024

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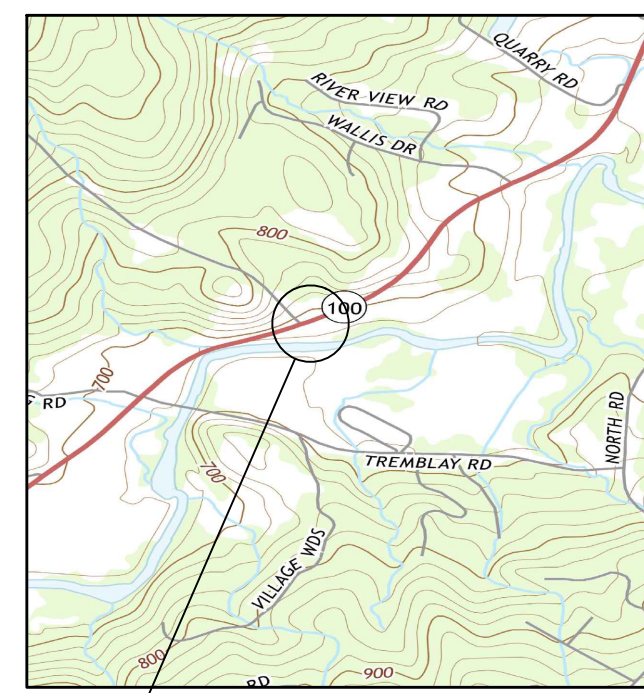
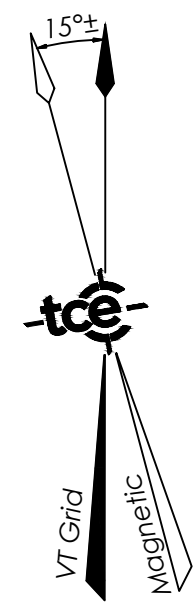
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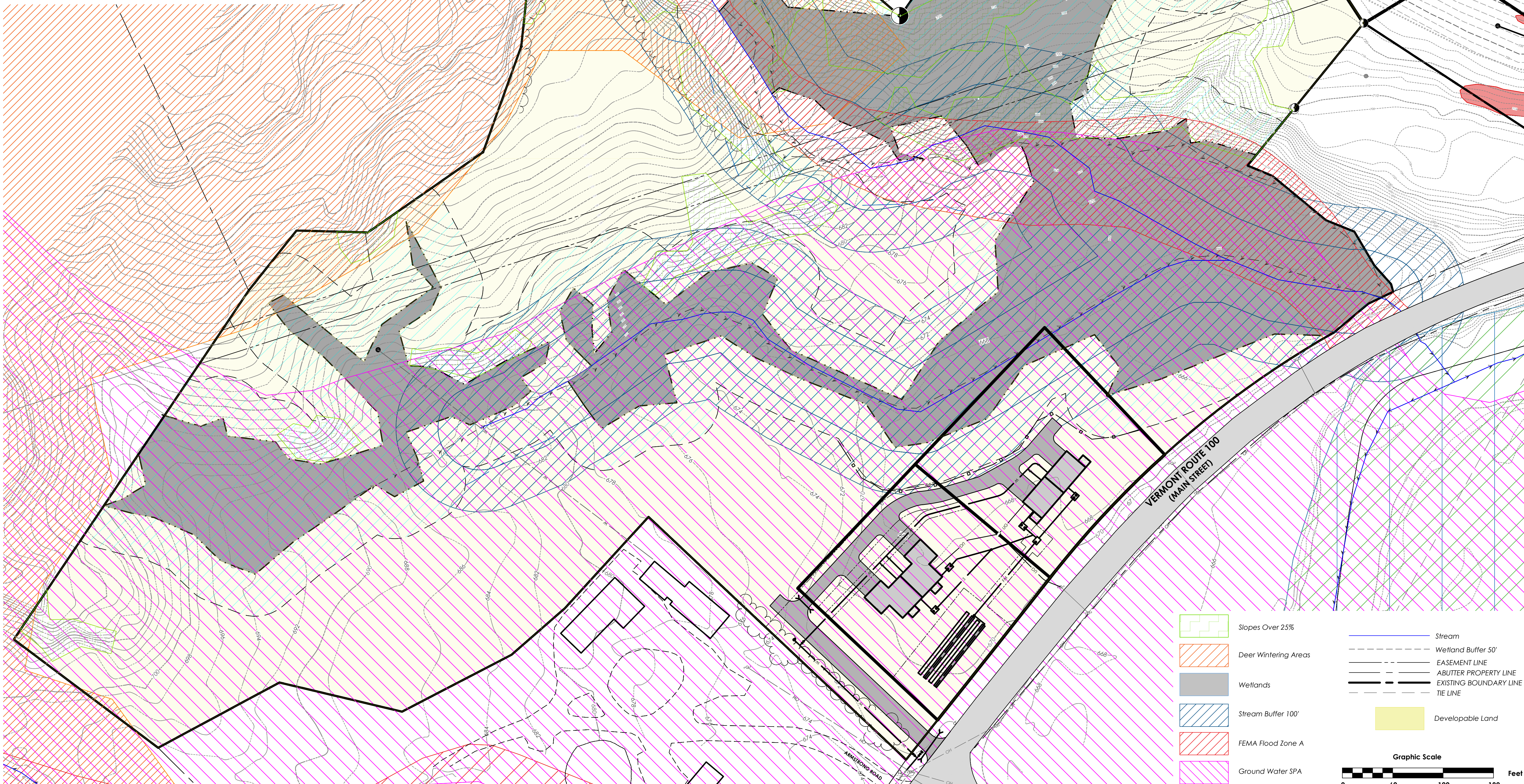
PROJECT LOCATION

**EXISTING DEVELOPMENT POTENTIAL OF LOT 5:**  
 LOT 5 TOTAL ACREAGE: 24.56± ACRES  
 LOT 5 SLOPES OVER 25%, WETLANDS & SFHA: 10.15± ACRES  
 LOT 5 DEVELOPABLE AREA: 14.41± ACRES

**PROPOSED DENSITY USED FOR PROJECT:**  
 LOT 6 AND 7 ACREAGE: 2.06± ACRES  
 LOT 6 AND 7 WETLANDS: .07± ACRES

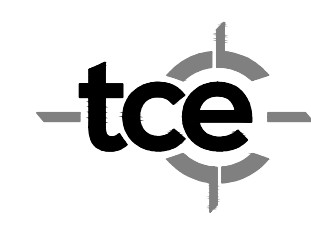
**REMAINING LOT 5 DEVELOPMENT POTENTIAL:**  
 NEW LOT 5 REMAINING ACREAGE: 22.50± ACRES  
 LOT 5 SLOPES OVER 25%, WETLANDS & SFHA: 10.08± ACRES  
 LOT 5 DEVELOPABLE AREA: 12.42± ACRES

NO BONUS: 12 DU  
 25% BONUS: 15 DU WITH CLUSTERED DEVELOPMENT  
 50% BONUS: 18 DU WITH 50% AFFORDABLE HOUSING



	Slopes Over 25%		Stream
	Deer Wintering Areas		Welland Buffer 50'
	Wetlands		EASEMENT LINE
	Stream Buffer 100'		ABUTTING PROPERTY LINE
	FEMA Flood Zone A		EXISTING BOUNDARY LINE
	Ground Water SPA		TIE LINE
			Developable Land

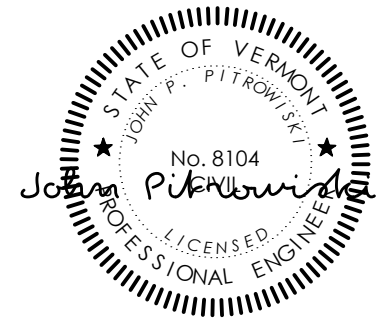
Graphic Scale



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

Revisions	No.	Description	Date	By

- 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.
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Project Title

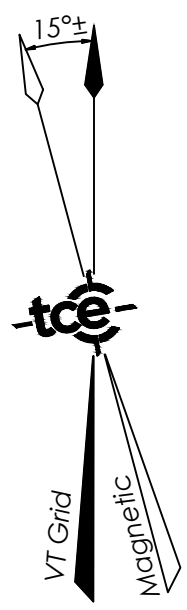
**Lands of Shea**  
 Route 100  
 Waitsfield, VT

Sheet Title

**Master Site Plan**

Date:	5/28/2024
Scale:	1" = 60'
Project Number:	21-092
Drawn By:	ALR
Project Engineer:	JPP
Approved By:	JPP
Field Book:	364

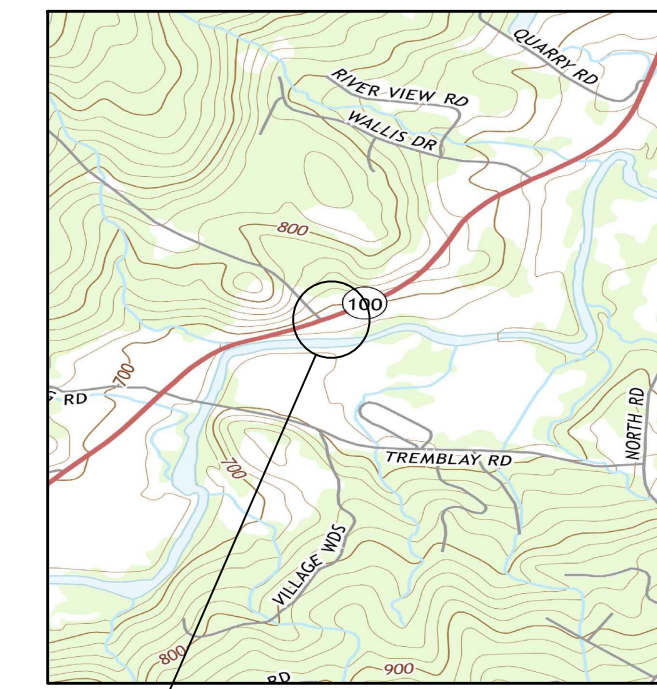
**C1-03**



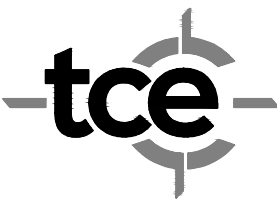
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES." (REF.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

**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

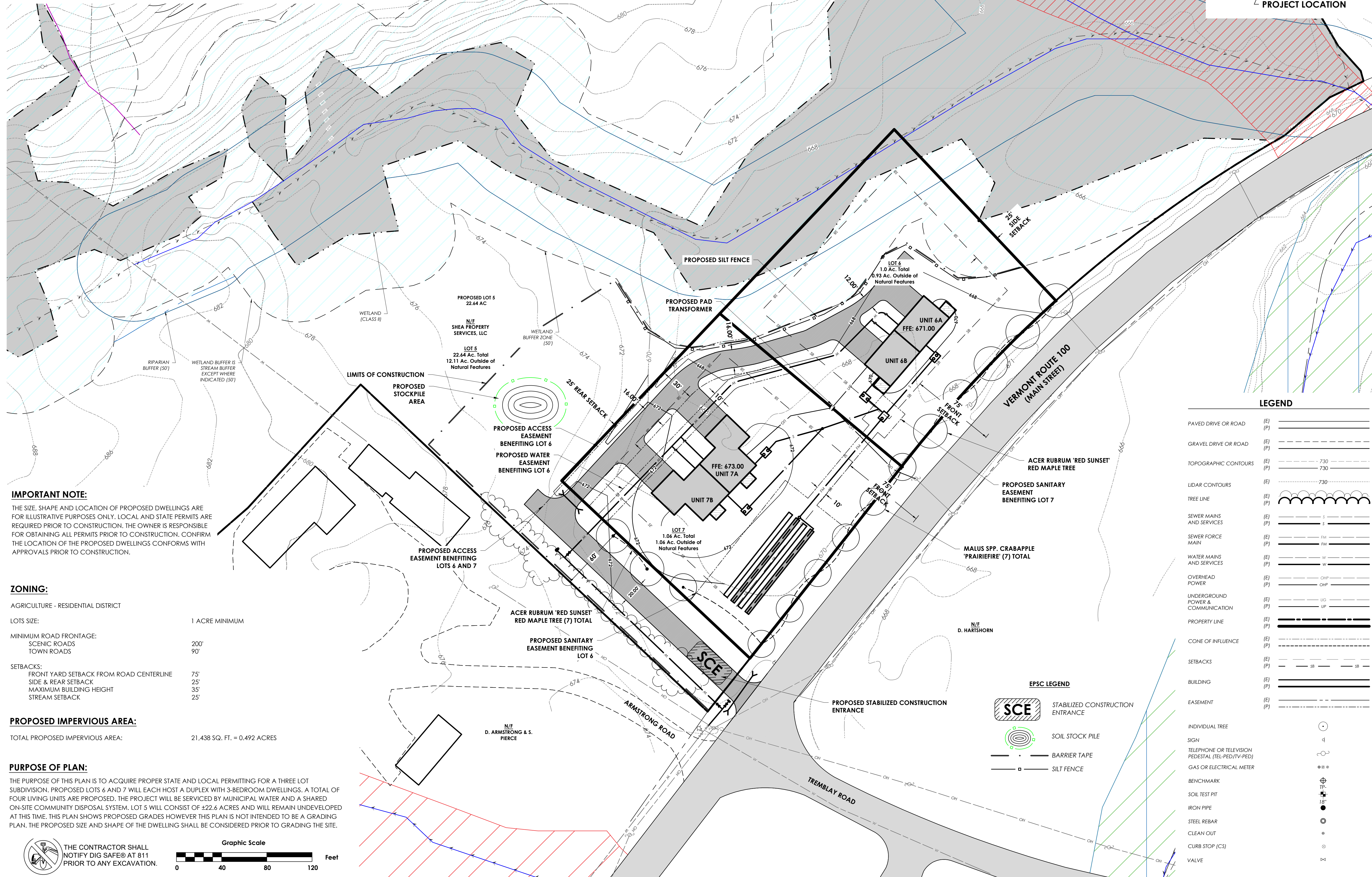


PROJECT LOCATION



**ENGINEERING • SURVEY**  
PLANNING • ENVIRONMENTAL  
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
802 879 6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By



**IMPORTANT NOTE:**  
THE SIZE, SHAPE AND LOCATION OF PROPOSED DWELLINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LOCAL AND STATE PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION. CONFIRM THE LOCATION OF THE PROPOSED DWELLINGS CONFORMS WITH APPROVALS PRIOR TO CONSTRUCTION.

**ZONING:**

AGRICULTURE - RESIDENTIAL DISTRICT

LOTS SIZE: 1 ACRE MINIMUM

MINIMUM ROAD FRONTAGE:  
SCENIC ROADS 200'  
TOWN ROADS 90'

SETBACKS:  
FRONT YARD SETBACK FROM ROAD CENTERLINE 75'  
SIDE & REAR SETBACK 25'  
MAXIMUM BUILDING HEIGHT 35'  
STREAM SETBACK 25'

**PROPOSED IMPERVIOUS AREA:**  
TOTAL PROPOSED IMPERVIOUS AREA: 21,438 SQ. FT. = 0.492 ACRES

**PURPOSE OF PLAN:**  
THE PURPOSE OF THIS PLAN IS TO ACQUIRE PROPER STATE AND LOCAL PERMITTING FOR A THREE LOT SUBDIVISION. PROPOSED LOTS 6 AND 7 WILL EACH HOST A DUPLEX WITH 3-BEDROOM DWELLINGS. A TOTAL OF FOUR LIVING UNITS ARE PROPOSED. THE PROJECT WILL BE SERVICED BY MUNICIPAL WATER AND A SHARED ON-SITE COMMUNITY DISPOSAL SYSTEM. LOT 5 WILL CONSIST OF 22.6 ACRES AND WILL REMAIN UNDEVELOPED AT THIS TIME. THIS PLAN SHOWS PROPOSED GRADES HOWEVER THIS PLAN IS NOT INTENDED TO BE A GRADING PLAN. THE PROPOSED SIZE AND SHAPE OF THE DWELLING SHALL BE CONSIDERED PRIOR TO GRADING THE SITE.



**LEGEND**

PAVED DRIVE OR ROAD	(E) _____
(P) _____	
GRAVEL DRIVE OR ROAD	(E) _____
(P) _____	
TOPOGRAPHIC CONTOURS	(E) _____ 730
(P) _____ 730	
LIDAR CONTOURS	(E) _____ 730
(P) _____	
TREE LINE	(E) _____
(P) _____	
SEWER MAINS AND SERVICES	(E) _____ S
(P) _____ S	
SEWER FORCE MAIN	(E) _____ FM
(P) _____ FM	
WATER MAINS AND SERVICES	(E) _____ W
(P) _____ W	
OVERHEAD POWER	(E) _____ OHP
(P) _____ OHP	
UNDERGROUND POWER & COMMUNICATION	(E) _____ UG
(P) _____ UP	
PROPERTY LINE	(E) _____
(P) _____	
CONE OF INFLUENCE	(E) _____
(P) _____	
SETBACKS	(E) _____ SB
(P) _____ SB	
BUILDING	(E) _____
(P) _____	
EASEMENT	(E) _____
(P) _____	
INDIVIDUAL TREE	(E) _____
(P) _____	
SIGN	(E) _____
(P) _____	
TELEPHONE OR TELEVISION PEDESTAL (TEL-PED/TV-PEP)	(E) _____
(P) _____	
GAS OR ELECTRICAL METER	(E) _____
(P) _____	
BENCHMARK	(E) _____
(P) _____	
SOIL TEST PIT	(E) _____
(P) _____	
IRON PIPE	(E) _____
(P) _____	
STEEL REBAR	(E) _____
(P) _____	
CLEAN OUT	(E) _____
(P) _____	
CURB STOP (CS)	(E) _____
(P) _____	
VALVE	(E) _____
(P) _____	

**EPSC LEGEND**

	STABILIZED CONSTRUCTION ENTRANCE
	SOIL STOCK PILE
	BARRIER TAPE
	SILT FENCE

Use of these Drawings  
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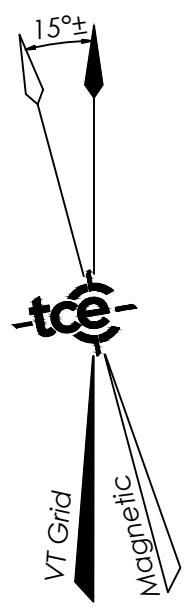


Project Title  
**Lands of Shea**  
Route 100  
Waitsfield, VT

Sheet Title  
**Site Plan Lots 5-7**

Date: 5/28/2024  
Scale: 1" = 40'  
Project Number: 21-092  
Drawn By: ALR  
Project Engineer: JPP  
Approved By: JPP  
Field Book: 354

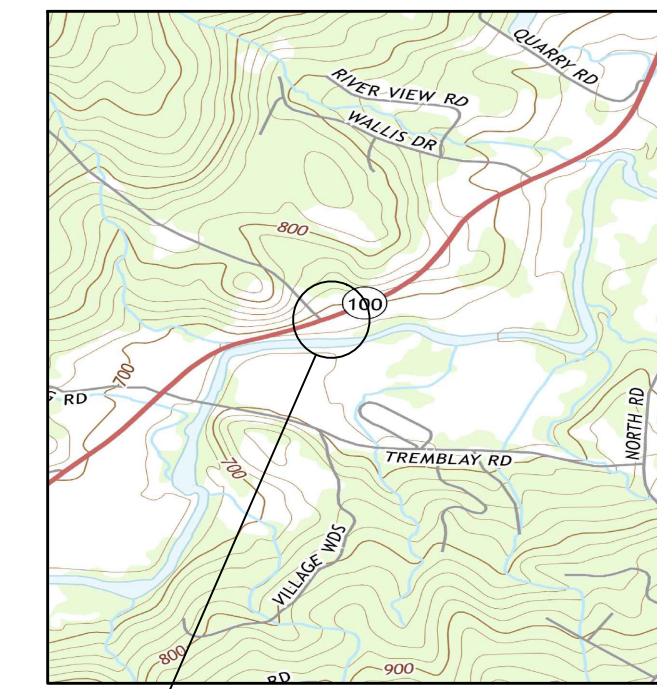
**C2-02**



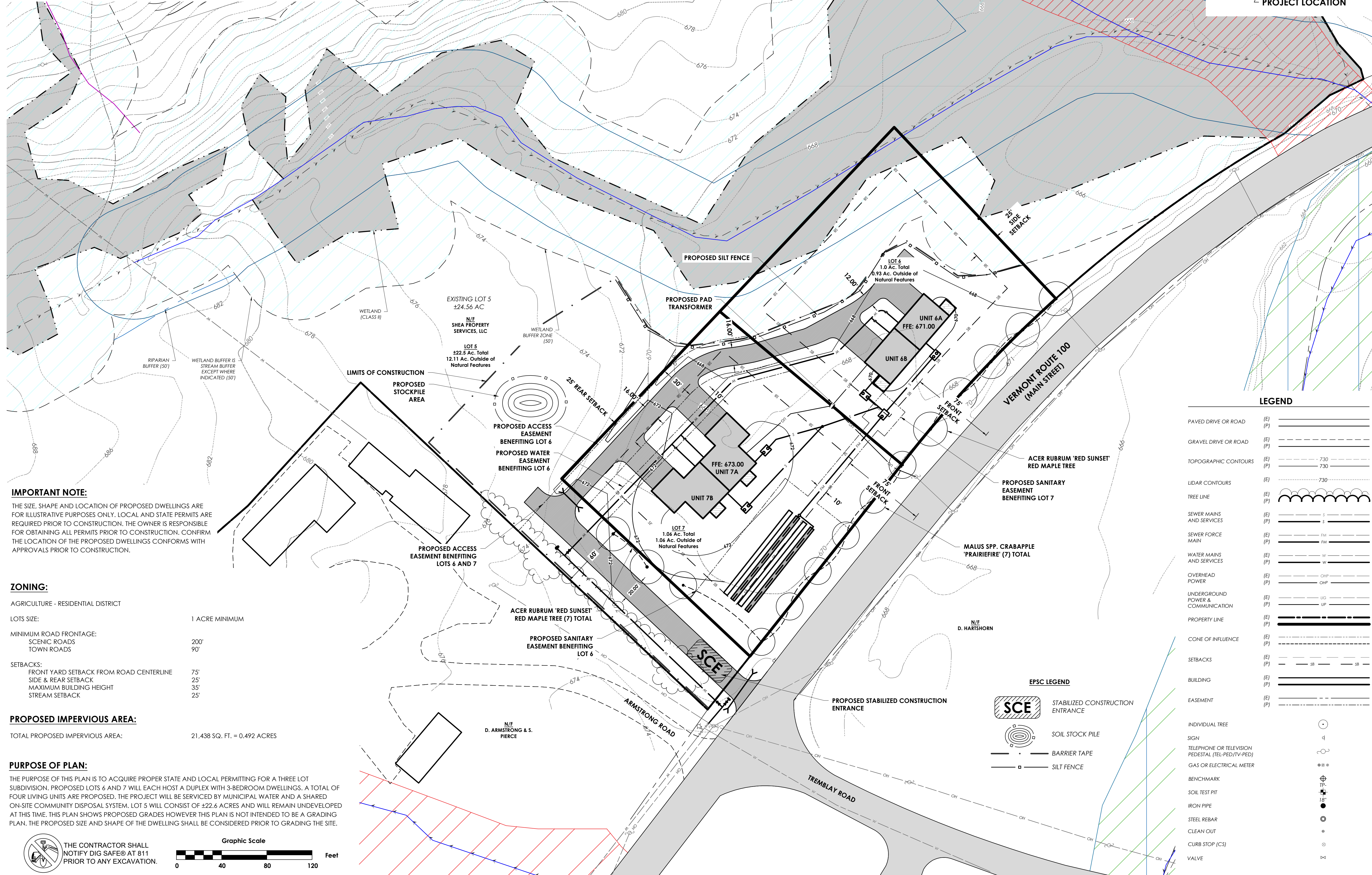
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES." (REF.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

**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



PROJECT LOCATION



**IMPORTANT NOTE:**  
THE SIZE, SHAPE AND LOCATION OF PROPOSED DWELLINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LOCAL AND STATE PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION. CONFIRM THE LOCATION OF THE PROPOSED DWELLINGS CONFORMS WITH APPROVALS PRIOR TO CONSTRUCTION.

**ZONING:**  
AGRICULTURE - RESIDENTIAL DISTRICT

LOTS SIZE: 1 ACRE MINIMUM

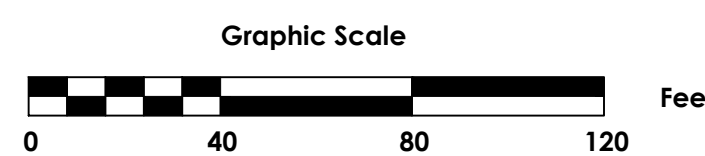
MINIMUM ROAD FRONTAGE:  
SCENIC ROADS 200'  
TOWN ROADS 90'

SETBACKS:  
FRONT YARD SETBACK FROM ROAD CENTERLINE 75'  
SIDE & REAR SETBACK 25'  
MAXIMUM BUILDING HEIGHT 35'  
STREAM SETBACK 25'

**PROPOSED IMPERVIOUS AREA:**  
TOTAL PROPOSED IMPERVIOUS AREA: 21,438 SQ. FT. = 0.492 ACRES

**PURPOSE OF PLAN:**  
THE PURPOSE OF THIS PLAN IS TO ACQUIRE PROPER STATE AND LOCAL PERMITTING FOR A THREE LOT SUBDIVISION. PROPOSED LOTS 6 AND 7 WILL EACH HOST A DUPLEX WITH 3-BEDROOM DWELLINGS. A TOTAL OF FOUR LIVING UNITS ARE PROPOSED. THE PROJECT WILL BE SERVICED BY MUNICIPAL WATER AND A SHARED ON-SITE COMMUNITY DISPOSAL SYSTEM. LOT 5 WILL CONSIST OF 222.6 ACRES AND WILL REMAIN UNDEVELOPED AT THIS TIME. THIS PLAN SHOWS PROPOSED GRADES HOWEVER THIS PLAN IS NOT INTENDED TO BE A GRADING PLAN. THE PROPOSED SIZE AND SHAPE OF THE DWELLING SHALL BE CONSIDERED PRIOR TO GRADING THE SITE.

THE CONTRACTOR SHALL NOTIFY DIG SAFE® AT 811 PRIOR TO ANY EXCAVATION.



**LEGEND**

PAVED DRIVE OR ROAD	(E) _____ (P) _____
GRAVEL DRIVE OR ROAD	(E) _____ (P) _____
TOPOGRAPHIC CONTOURS	(E) _____ 730 (P) _____ 730
LIDAR CONTOURS	(E) _____ 730
TREE LINE	(E) _____ (P) _____
SEWER MAINS AND SERVICES	(E) _____ S (P) _____ S
SEWER FORCE MAIN	(E) _____ FM (P) _____ FM
WATER MAINS AND SERVICES	(E) _____ W (P) _____ W
OVERHEAD POWER	(E) _____ OHP (P) _____ OHP
UNDERGROUND POWER & COMMUNICATION	(E) _____ UG (P) _____ UP
PROPERTY LINE	(E) _____ (P) _____
CONE OF INFLUENCE	(E) _____ (P) _____
SETBACKS	(E) _____ SB (P) _____ SB
BUILDING	(E) _____ (P) _____
EASEMENT	(E) _____ (P) _____
INDIVIDUAL TREE	○
SIGN	□
TELEPHONE OR TELEVISION PEDESTAL (TEL-PED/TV-PED)	○
GAS OR ELECTRICAL METER	⊕
BENCHMARK	⊕
SOIL TEST PIT	⊕
IRON PIPE	●
STEEL REBAR	○
CLEAN OUT	○
CURB STOP (CS)	○
VALVE	⊕

**EPSC LEGEND**

	STABILIZED CONSTRUCTION ENTRANCE
	SOIL STOCK PILE
	BARRIER TAPE
	SILT FENCE

Revisions

No.	Description	Date	By

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Project Title  
**Lands of Shea**  
Route 100  
Waitsfield, VT

Sheet Title  
**Site Plan Lots 5-7**

Date: 5/28/2024  
Scale: 1" = 40'  
Project Number: 21-092  
Drawn By: ALR  
Project Engineer: JPP  
Approved By: JPP  
Field Book: 354



Revisions	No.	Description	Date	By

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Project Title

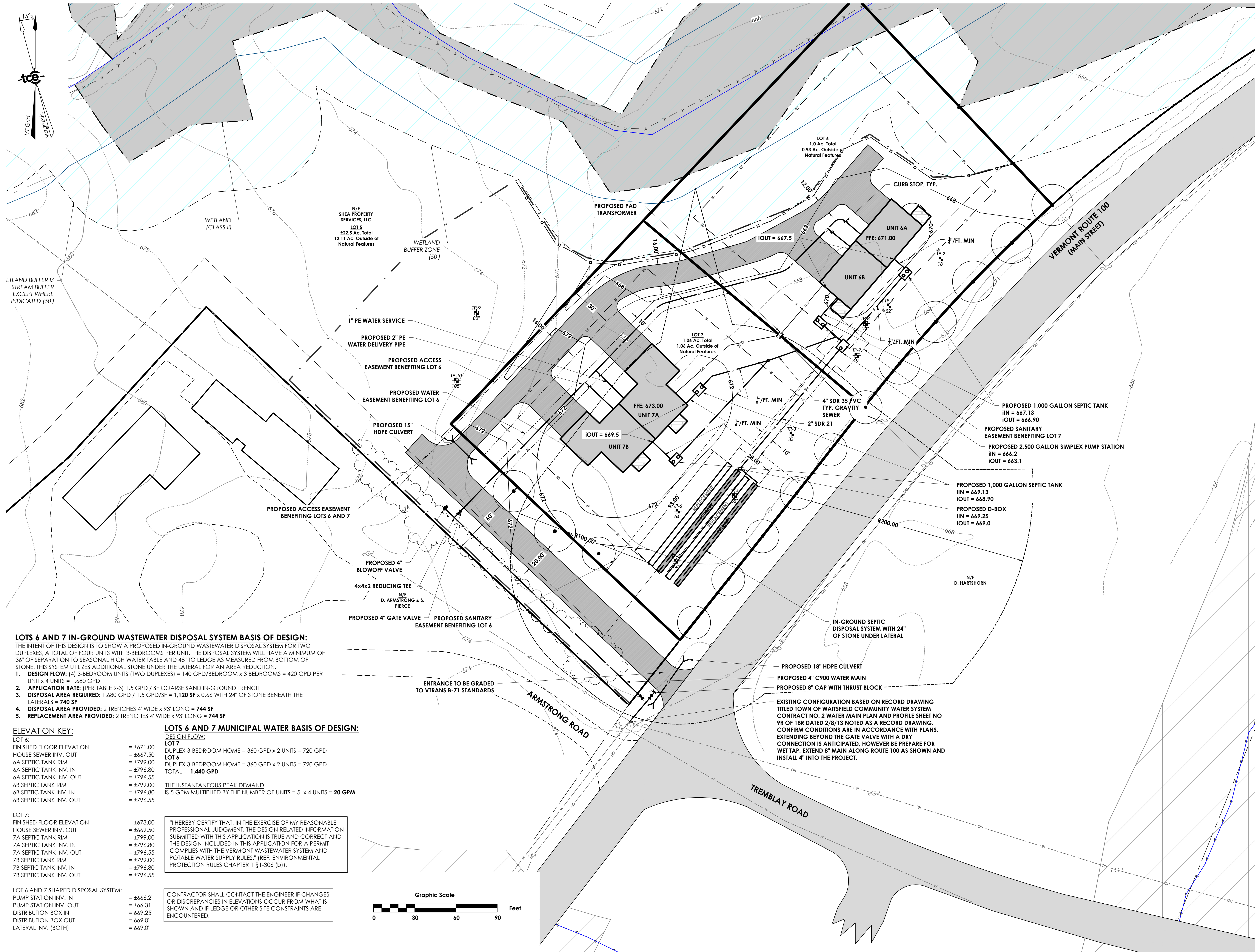
**Shea**  
 2758 Main St.  
 Waitsfield, VT

Sheet Title

**Sanitary Plan Lots 6-7**

Date:	5/28/2024
Scale:	1" = 30'
Project Number:	21-092
Drawn By:	ALR
Project Engineer:	JPP
Approved By:	JPP
Field Book:	364

**C3-01**



**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'

**LOTS 6 AND 7 MUNICIPAL WATER BASIS OF DESIGN:**

**DESIGN FLOW:**

LOT 7:	
DUPLEX 3-BEDROOM HOME = 360 GPD x 2 UNITS = 720 GPD	
<b>LOT 6:</b>	
DUPLEX 3-BEDROOM HOME = 360 GPD x 2 UNITS = 720 GPD	
<b>TOTAL = 1,440 GPD</b>	

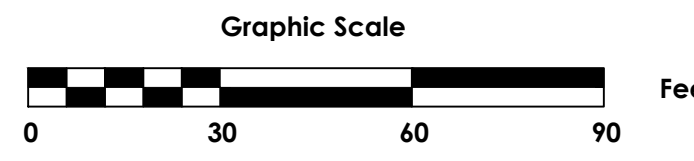
THE INSTANTANEOUS PEAK DEMAND IS 5 GPM MULTIPLIED BY THE NUMBER OF UNITS = 5 x 4 UNITS = 20 GPM

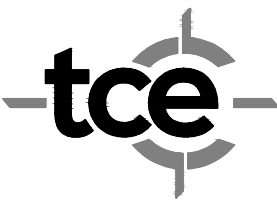
"I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES." (REF.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

**LOT 6 AND 7 SHARED DISPOSAL SYSTEM:**

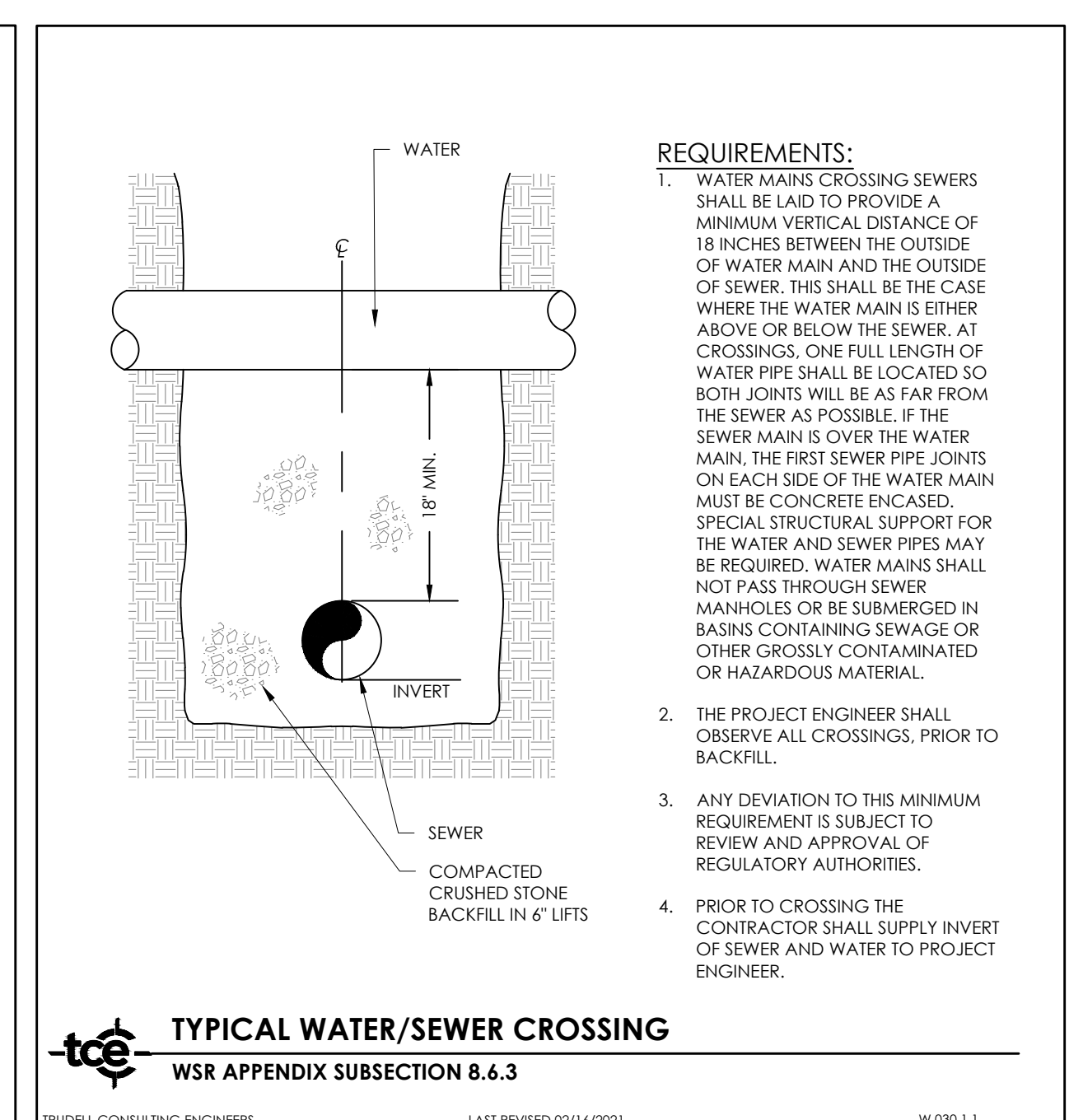
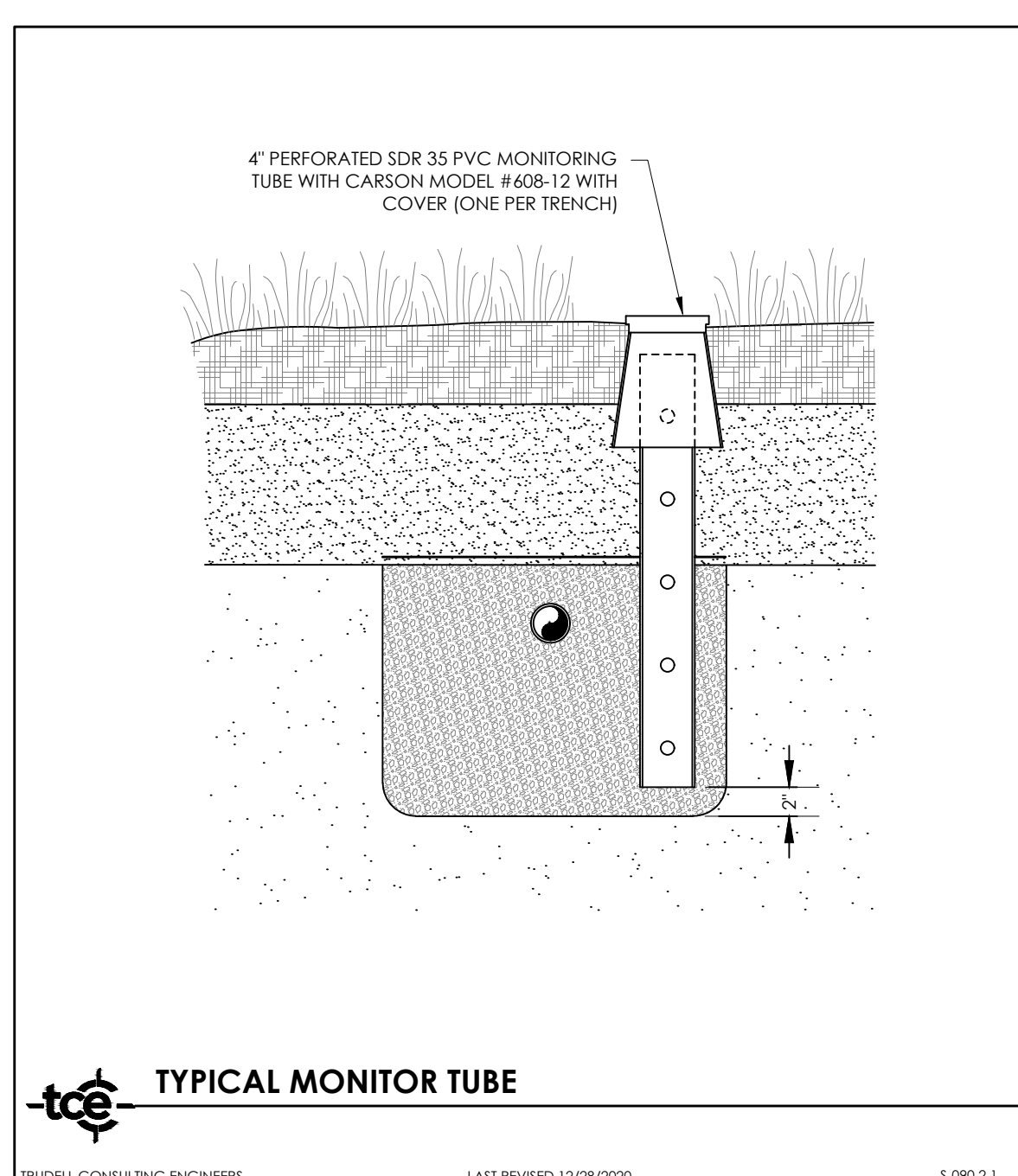
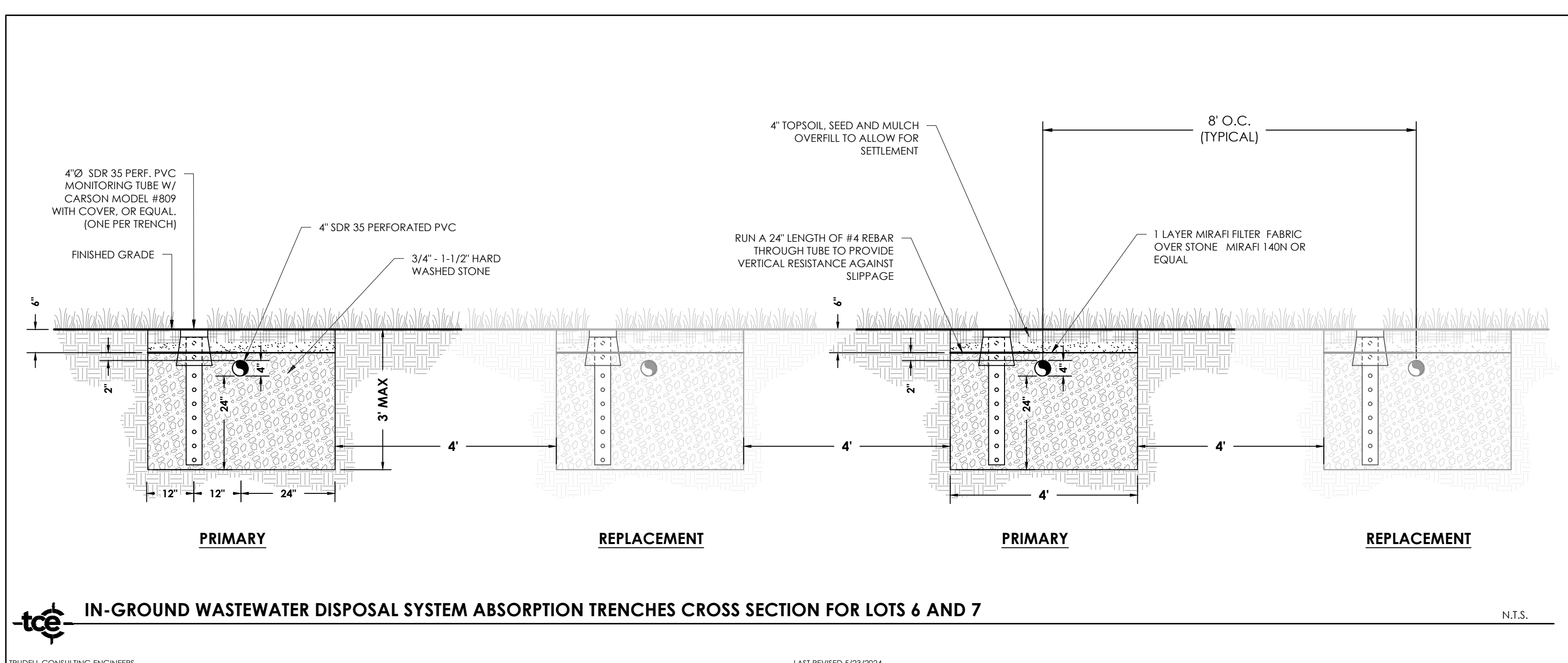
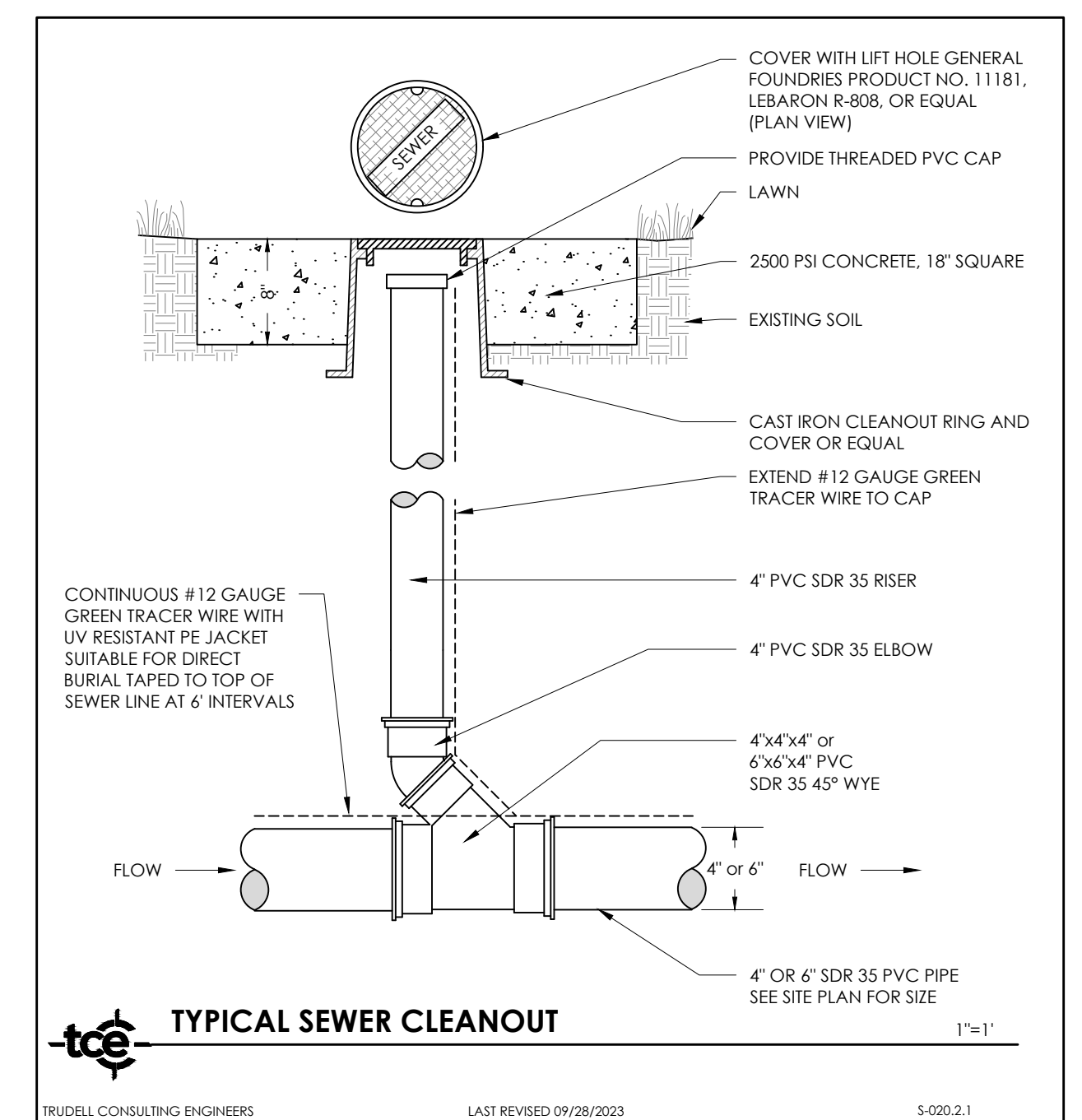
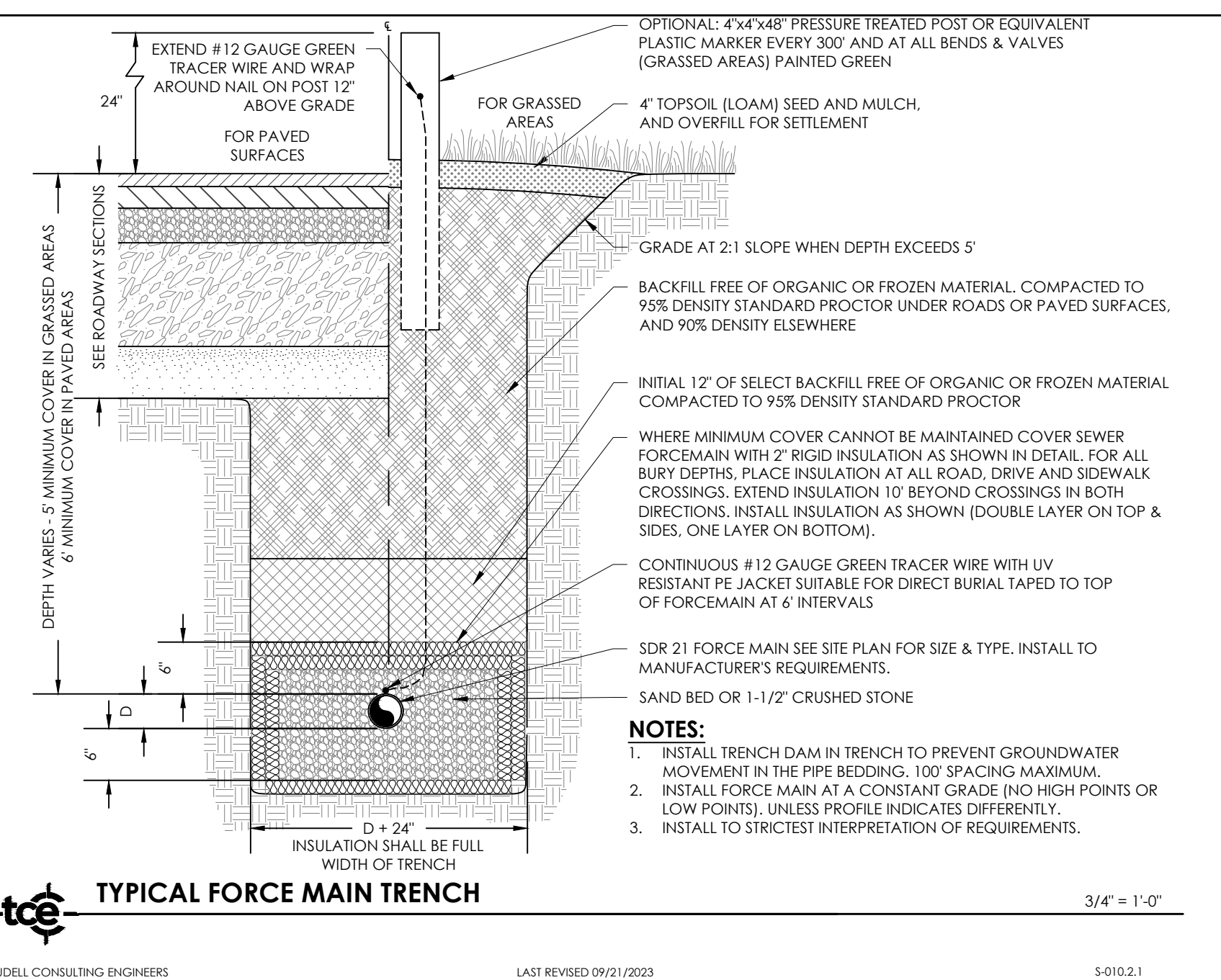
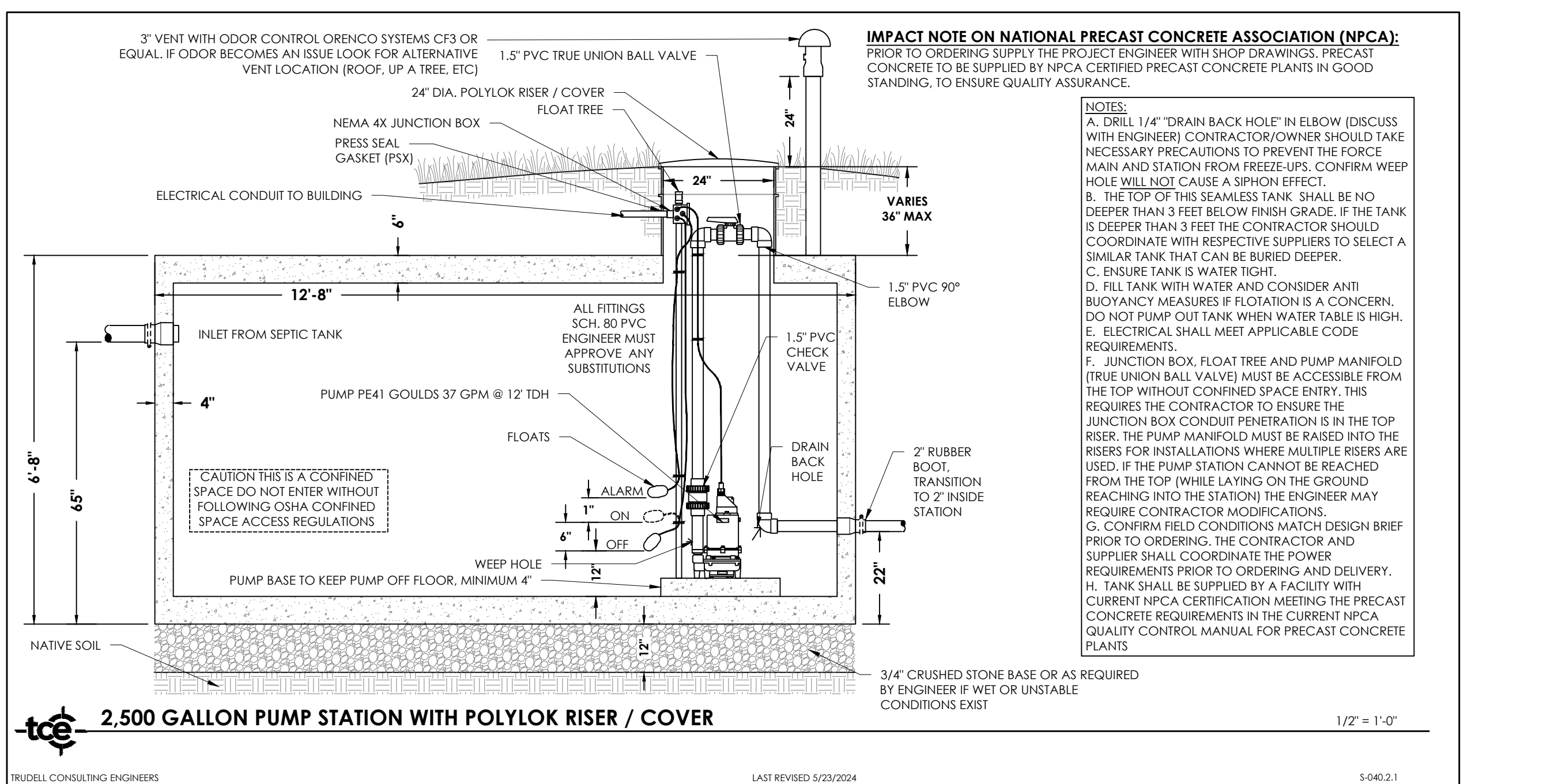
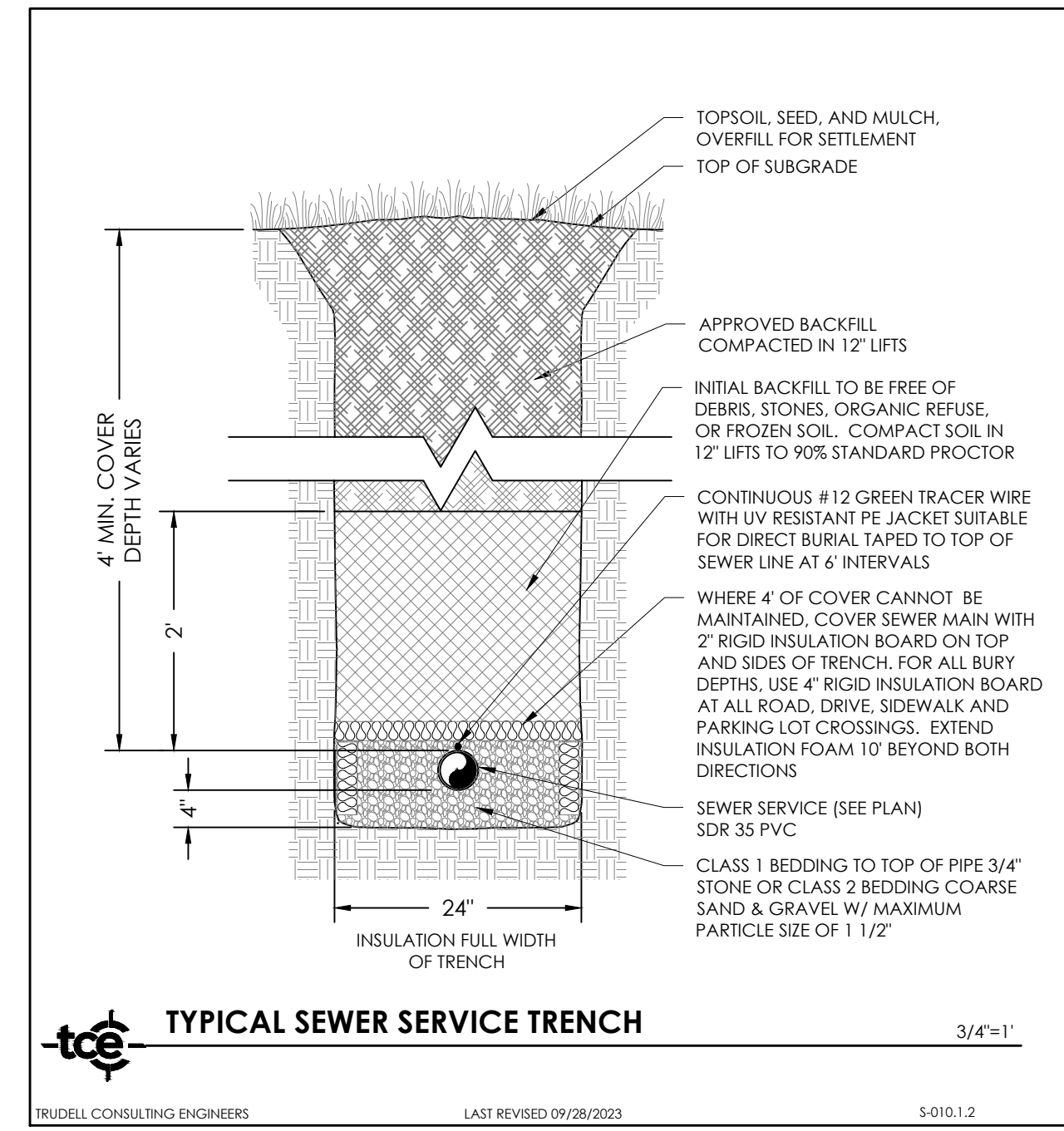
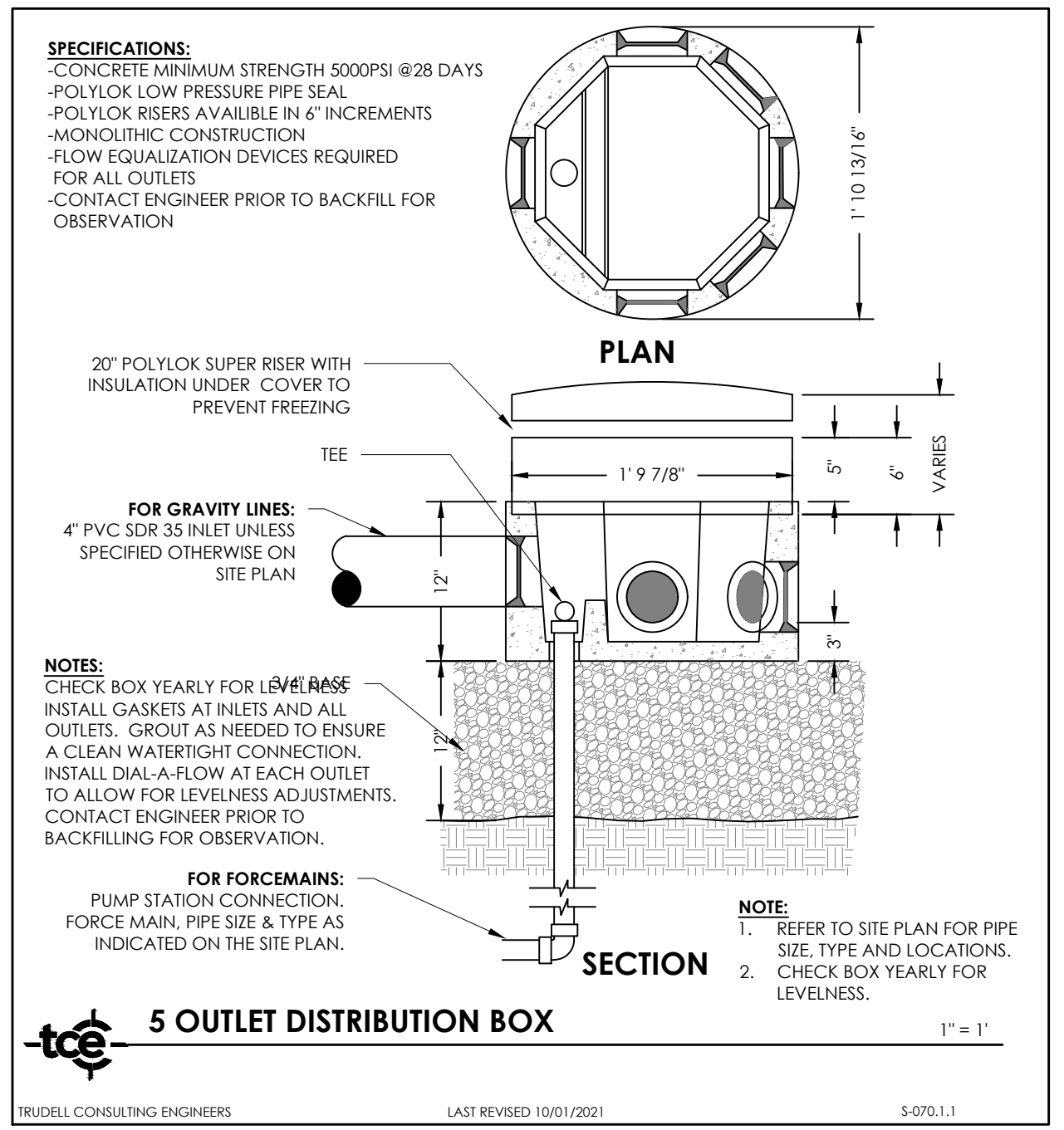
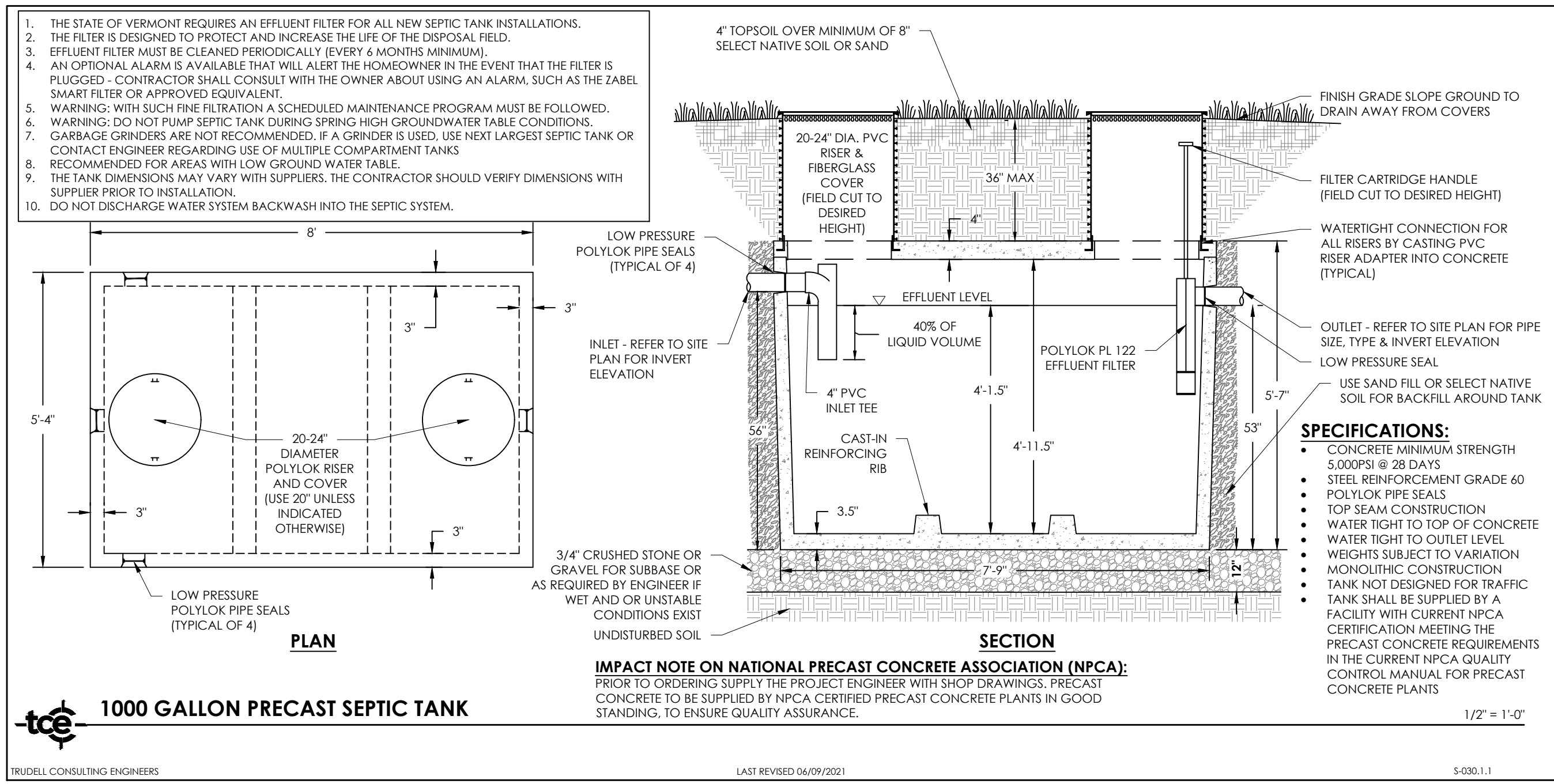
PUMP STATION INV. IN	= ±666.2'
PUMP STATION INV. OUT	= ±66.31'
DISTRIBUTION BOX IN	= ±669.25'
DISTRIBUTION BOX OUT	= ±669.0'
LATERAL INV. (BOTH)	= ±669.0'

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.





Revisions  
No. Description Date By



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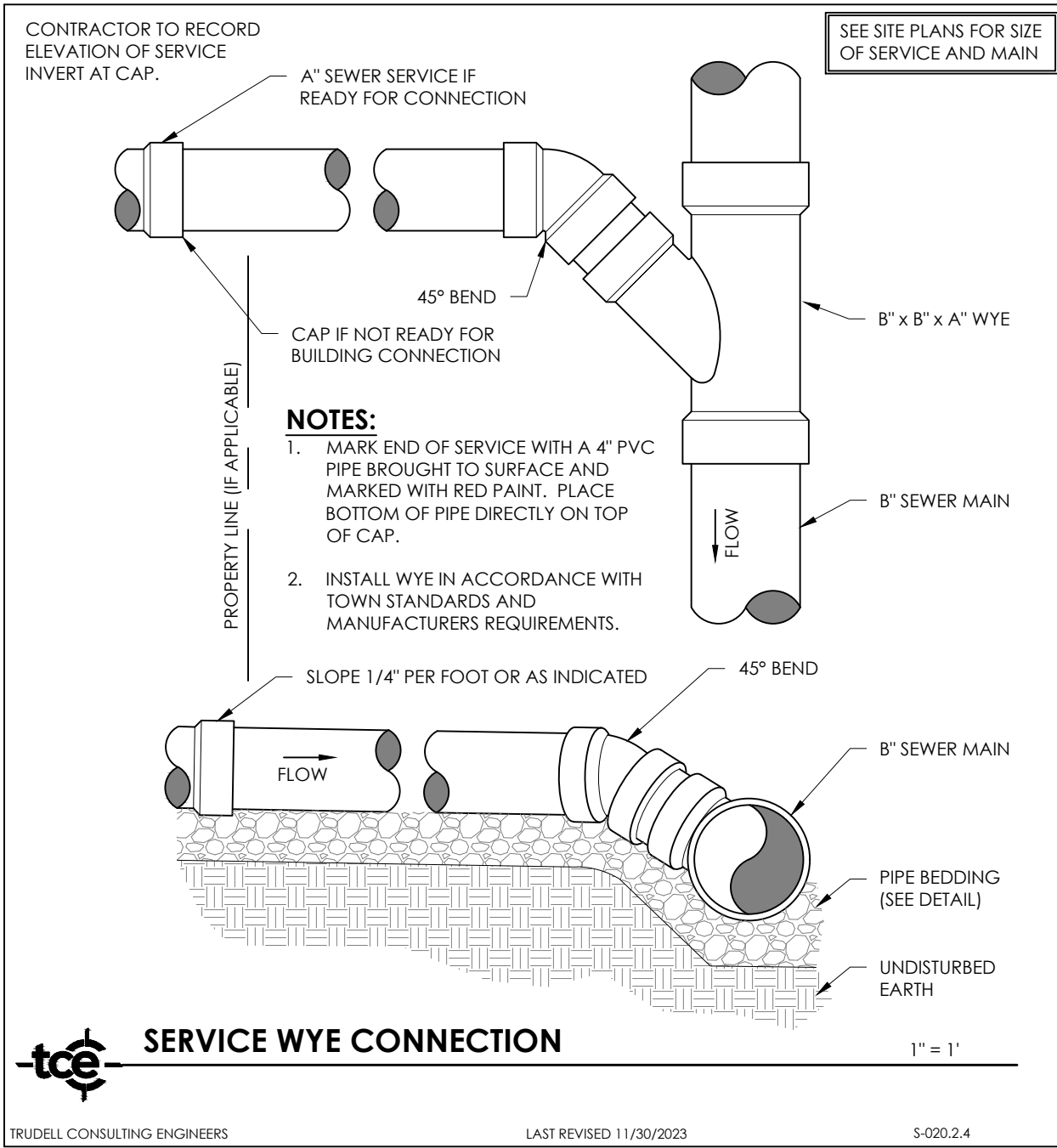
Project Title  
**Shea**  
2758 Main St.  
Waitsfield, VT

Sheet Title  
**Sanitary Details Lots 6-7**

Date: 5/28/2024  
Scale: As Shown  
Project Number: 21-092  
Drawn By: ALR  
Project Engineer: JPP  
Approved By: JPP  
Field Book: 364

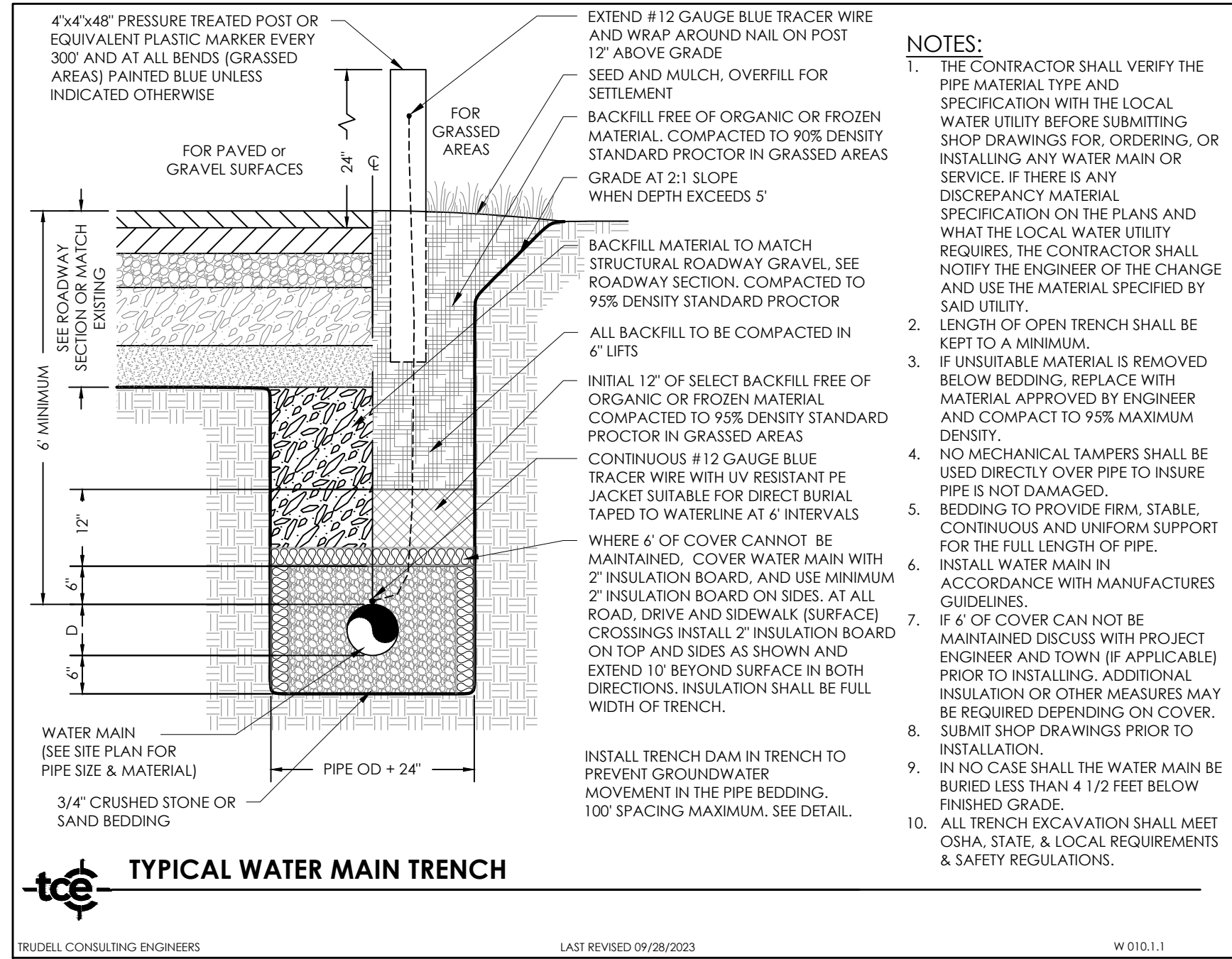


Revisions  
No. Description Date By



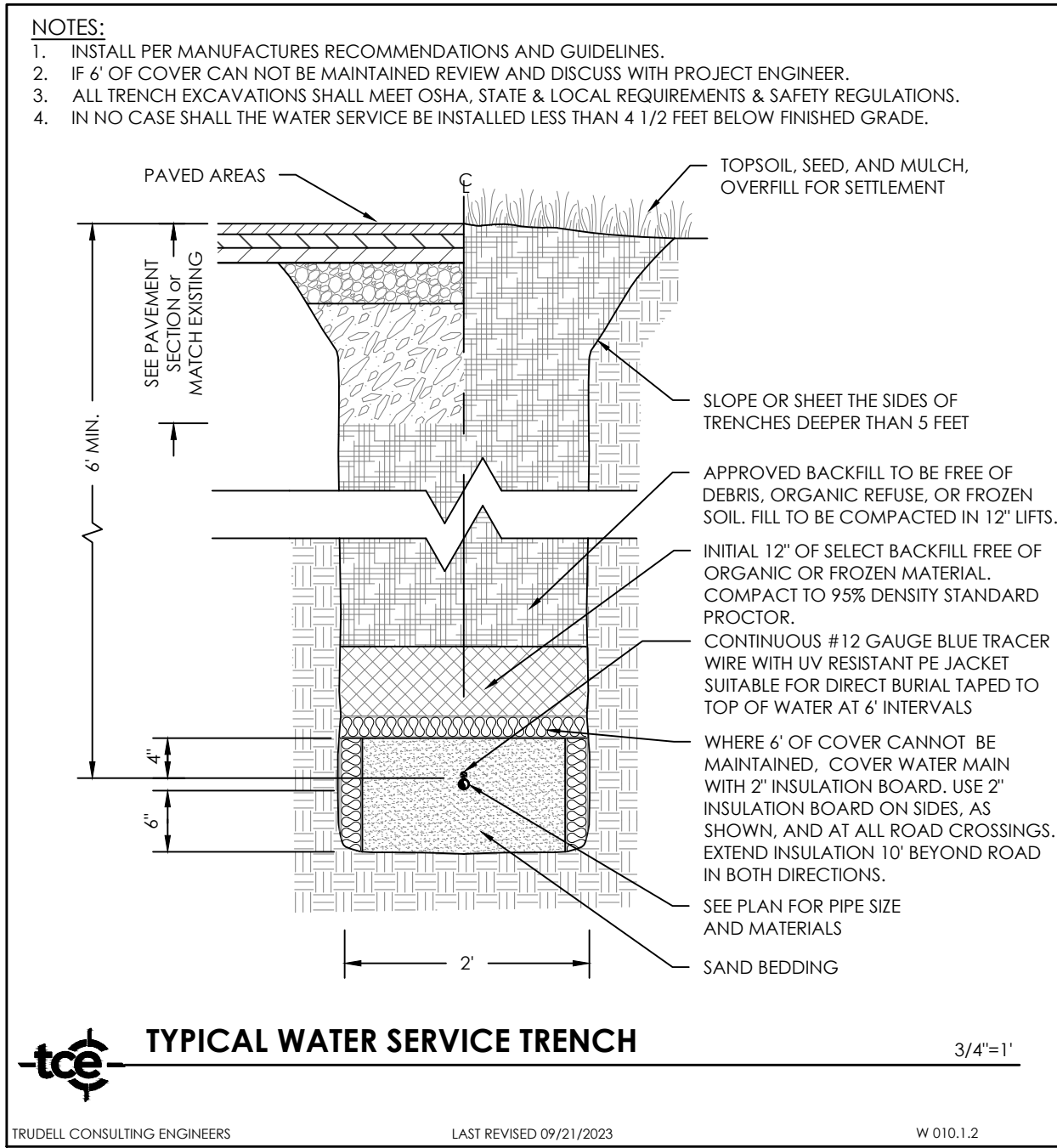
SERVICE WYE CONNECTION

TRIDELL CONSULTING ENGINEERS LAST REVISED 11/30/2023 S.000.2.4



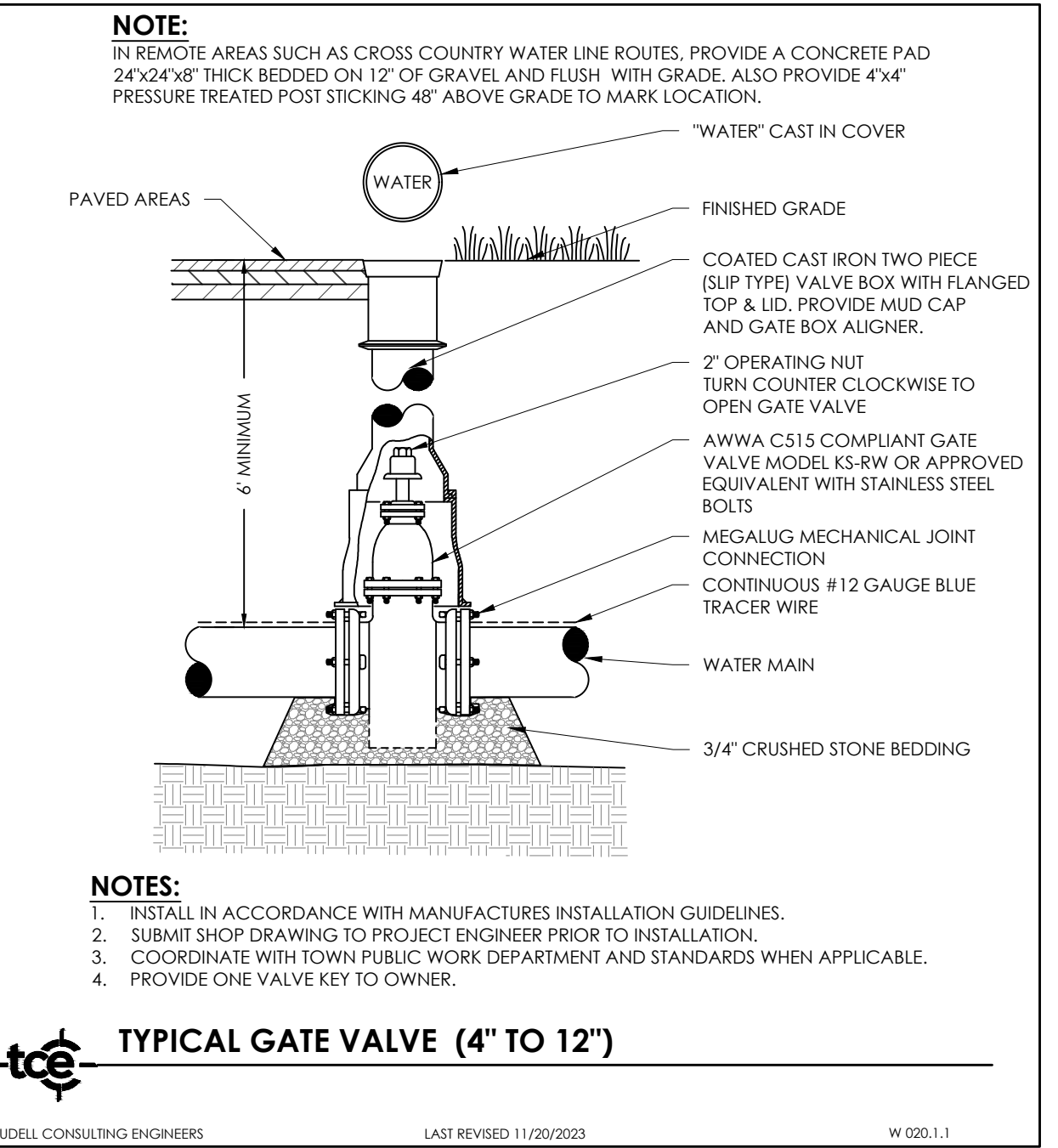
TYPICAL WATER MAIN TRENCH

TRIDELL CONSULTING ENGINEERS LAST REVISED 09/28/2023 W.010.1.1



TYPICAL WATER SERVICE TRENCH

TRIDELL CONSULTING ENGINEERS LAST REVISED 09/21/2023 W.010.1.2



TYPICAL GATE VALVE (4\"/>

TRIDELL CONSULTING ENGINEERS LAST REVISED 11/20/2023 W.020.1.1

Table with 7 columns: ITEM, IN-GROUND DISPOSAL EDGE OF STONE, EDGE OF LEACHFIELD STONE, MOUND/AT-GRADE LIMITS OF FILL MATERIAL, EFFECTIVE BASAL AREA, SANITARY TANK, SEWER PIPES. It lists various disposal methods and their corresponding isolation distances.

SPECIFIC CRITERIA FOR ISOLATION DISTANCES

- 1. THE ISOLATION DISTANCE MUST BE SATISFIED ON A YEAR-ROUND BASIS...
2. FOR MOUND/AT-GRADE WASTEWATER DISPOSAL SYSTEMS...
3. NO DISPOSAL FIELD OR REPLACEMENT AREA SHALL BE CLOSER THAN 10 FEET TO ONE ANOTHER...
4. FOR MOUND DISPOSAL SYSTEMS THE DISTANCE MAY BE REDUCED TO 10' AS MEASURED FROM THE LIMITS OF FILL SLOPE AND ON THE SIDES OF THE SUCTION WATER PIPE.

SANITARY HORIZONTAL ISOLATION DISTANCES

TRIDELL CONSULTING ENGINEERS LAST REVISED 12/28/2020 S.000.2.2

Table with 2 columns: Item number and Description. It contains 8 detailed construction notes for contractor and client/owner regarding contract documents, underground improvements, safety, and construction observation.

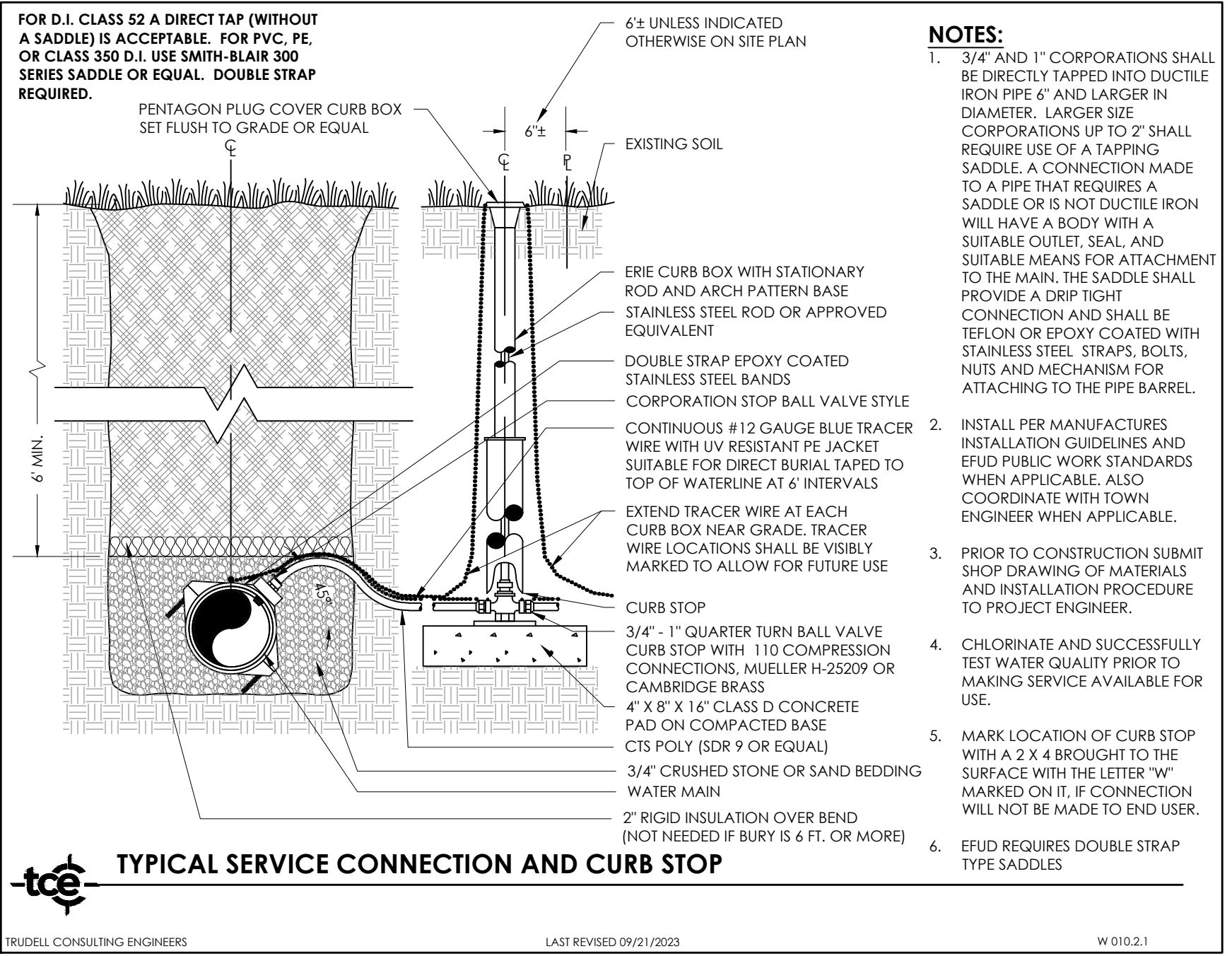
CONSTRUCTION NOTES FOR CONTRACTOR & CLIENT/OWNER

TRIDELL CONSULTING ENGINEERS LAST REVISED 06/14/2021 S.000.2.1

Table with 2 columns: Item number and Description. It contains 10 detailed construction specifications for subsurface disposal fields, covering topics like vegetation removal, trench preparation, and pipe installation.

SUBSURFACE DISPOSAL FIELD CONSTRUCTION SPECIFICATIONS

TRIDELL CONSULTING ENGINEERS LAST REVISED 03/08/2021 S.000.2.4



TYPICAL SERVICE CONNECTION AND CURB STOP

TRIDELL CONSULTING ENGINEERS LAST REVISED 09/21/2023 W.010.2.1

CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN GENERAL ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE WASTEWATER SYSTEM WAS INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS...

Contractor's Certification form with fields for Signature, Date, and a section for 'NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE'. Includes a note about the certification process and a signature line.

CONTRACTOR'S CERTIFICATION FOR WASTEWATER SYSTEM

TRIDELL CONSULTING ENGINEERS LAST REVISED 06/14/2021 S.000.2.2

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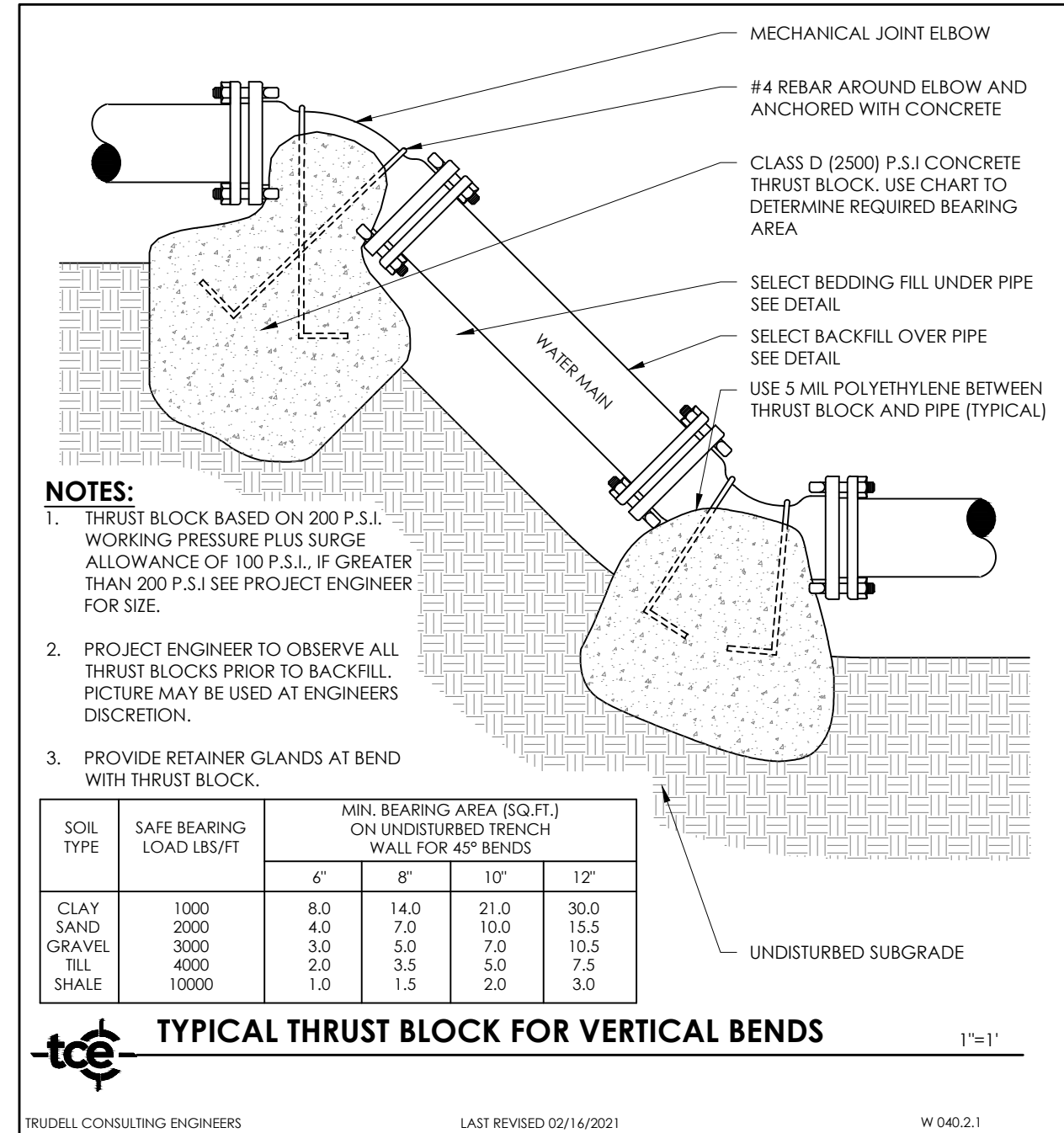
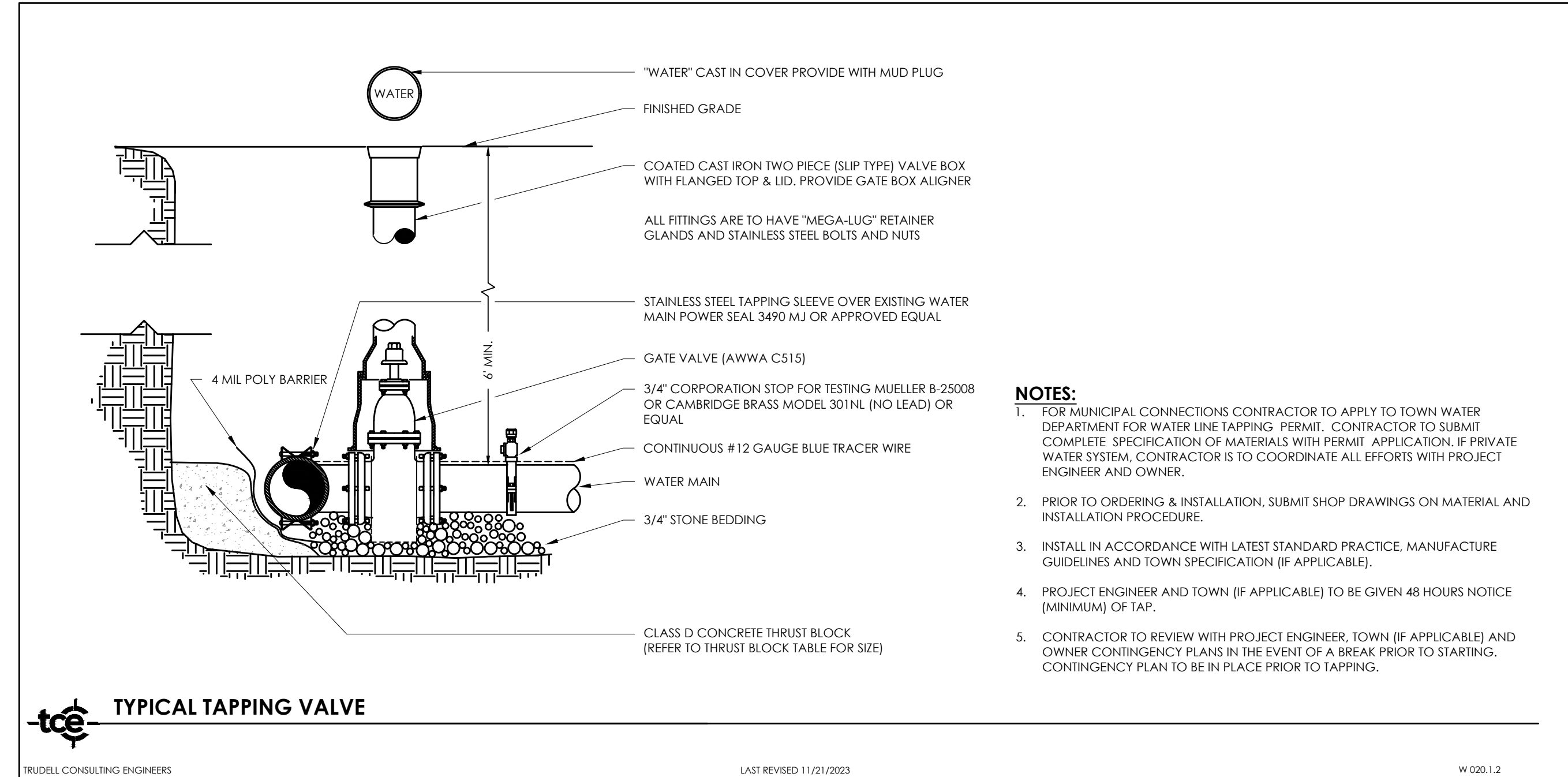
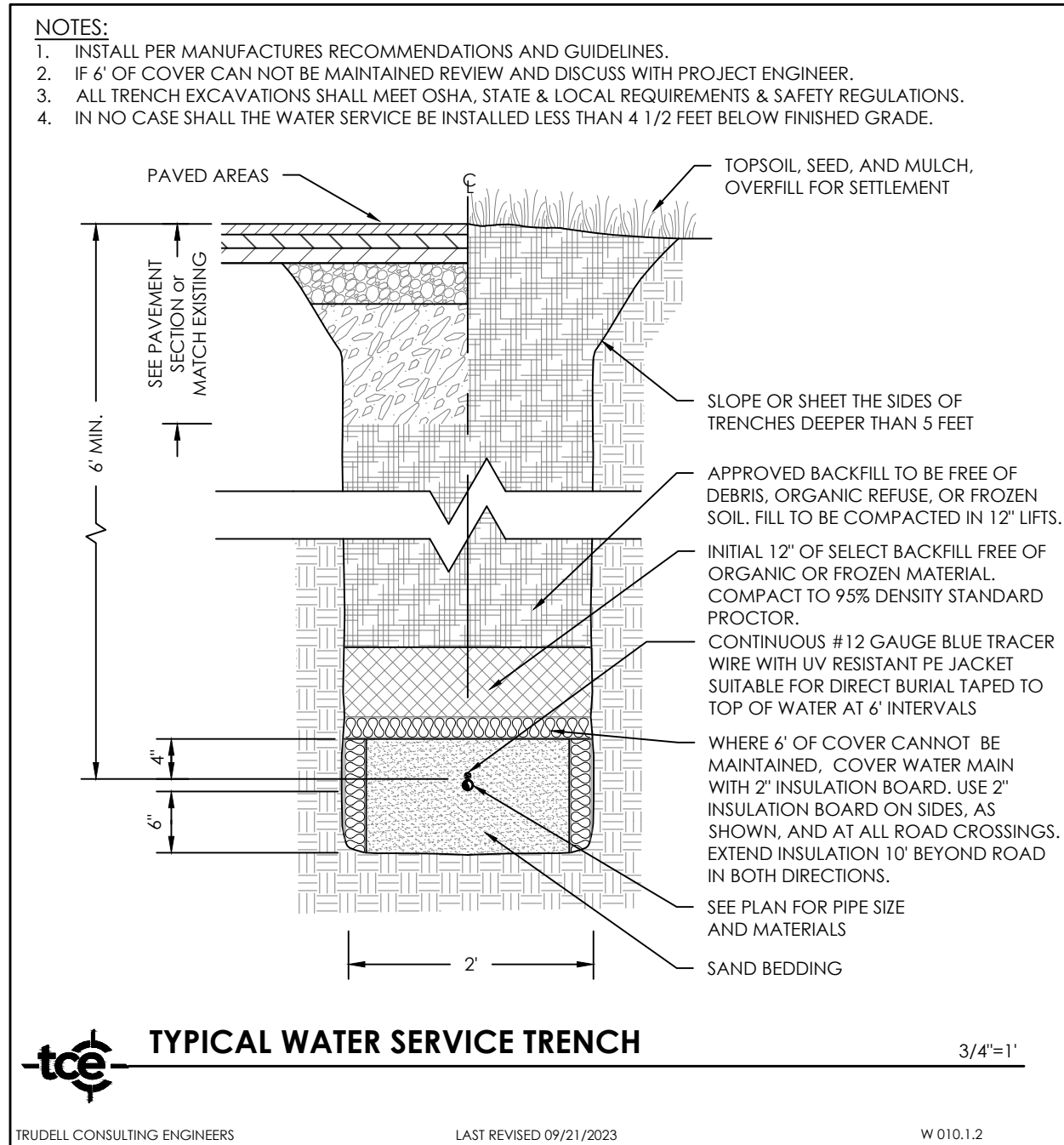


Project Title: Water Details and Sewer Notes Lots 6-7
Date: 5/28/2024
Scale: As Shown
Project Number: 21-092
Drawn By: ALR
Project Engineer: JPP
Approved By: JPP
Field Book: 364

C8-02



Revisions  
No. Description Date By



**CONTRACTOR'S CERTIFICATION REQUIRED**

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"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED, AND SUCCESSFULLY PASSED THOSE TESTS, AND THE WATER SYSTEM(S) ARE BUILT IN ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

THE CONTRACTOR CERTIFICATION INCLUDES SUPPLIERS AND SUB-CONTRACTORS

CONTRACTOR NAME: \_\_\_\_\_

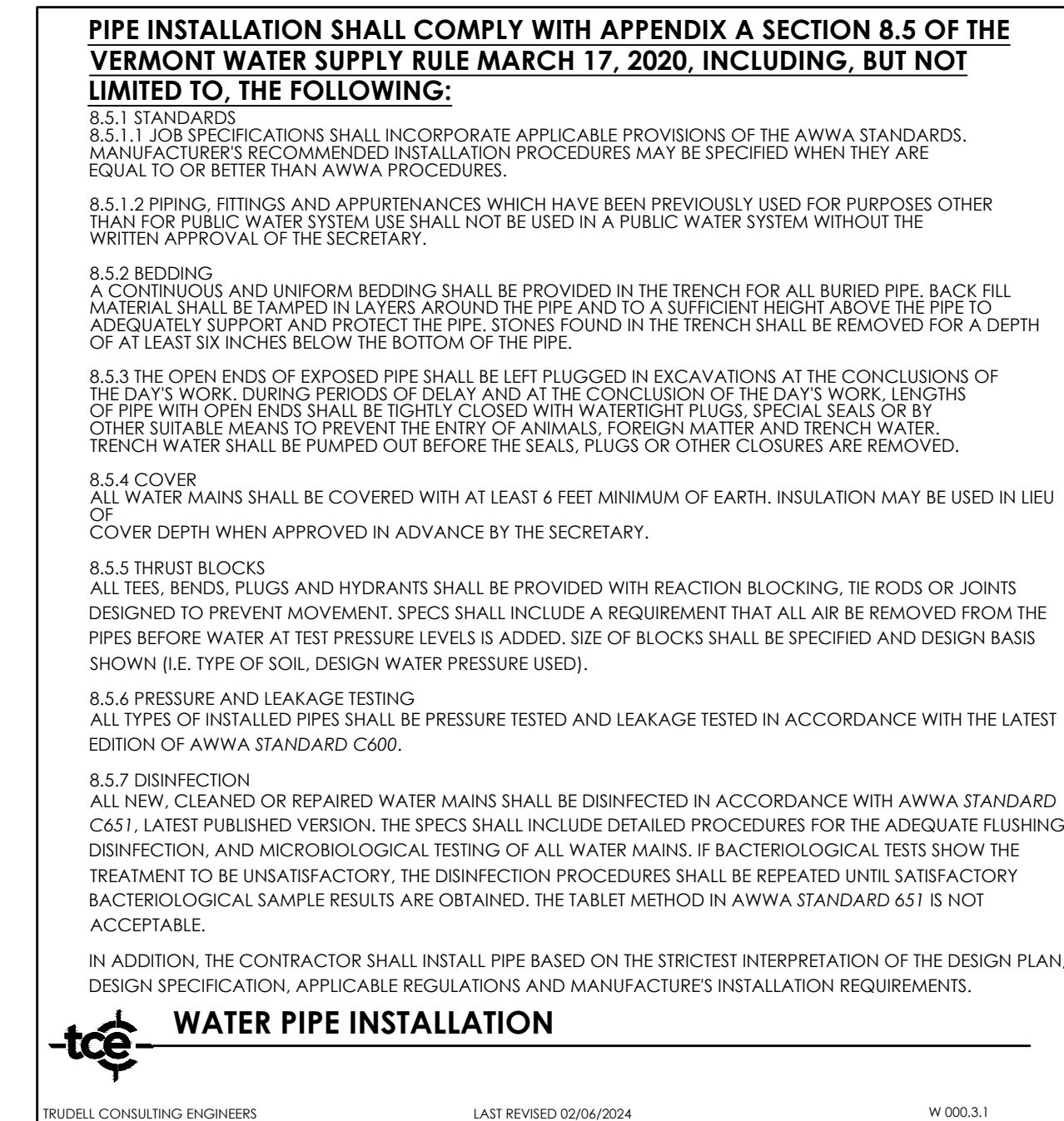
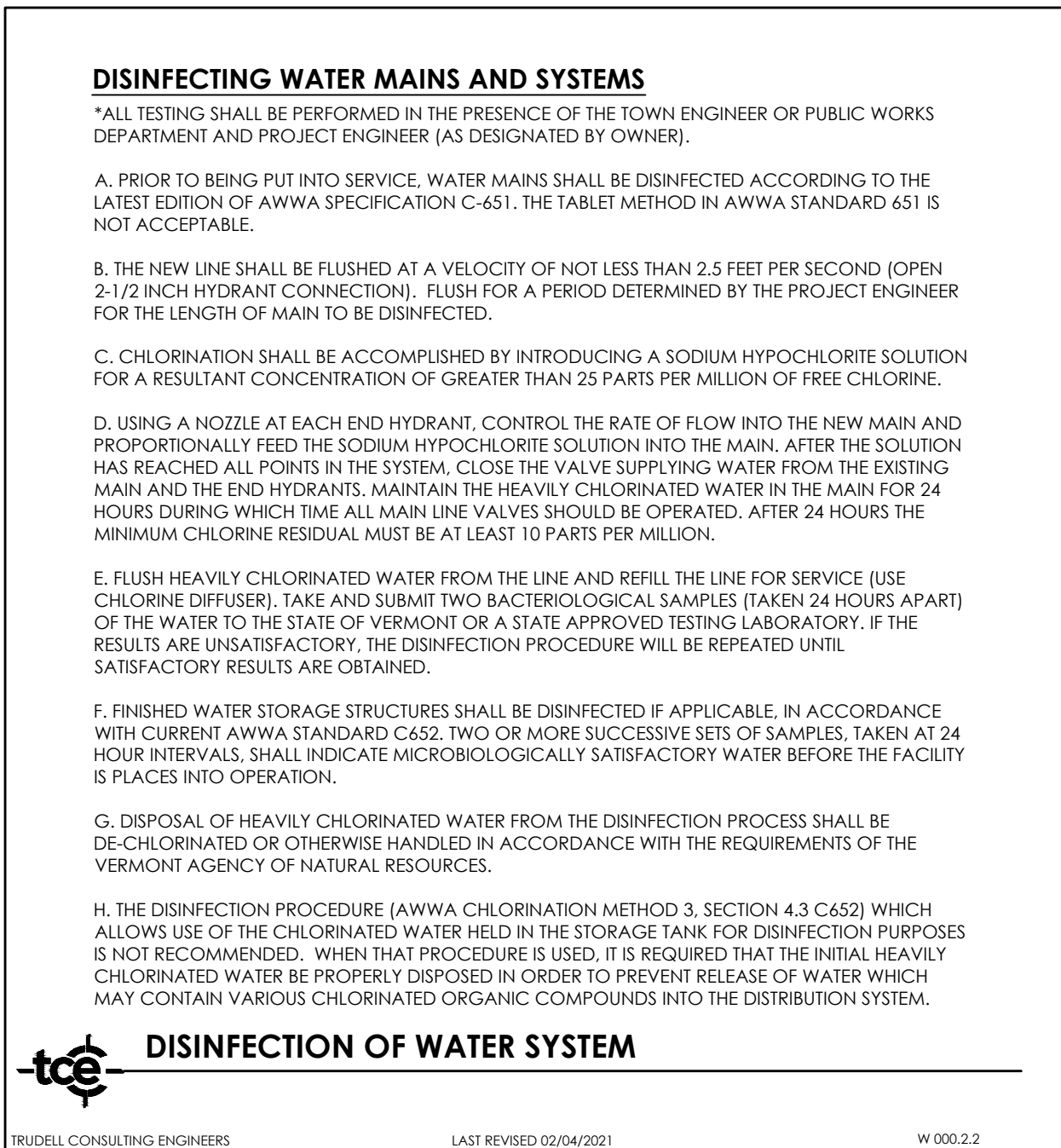
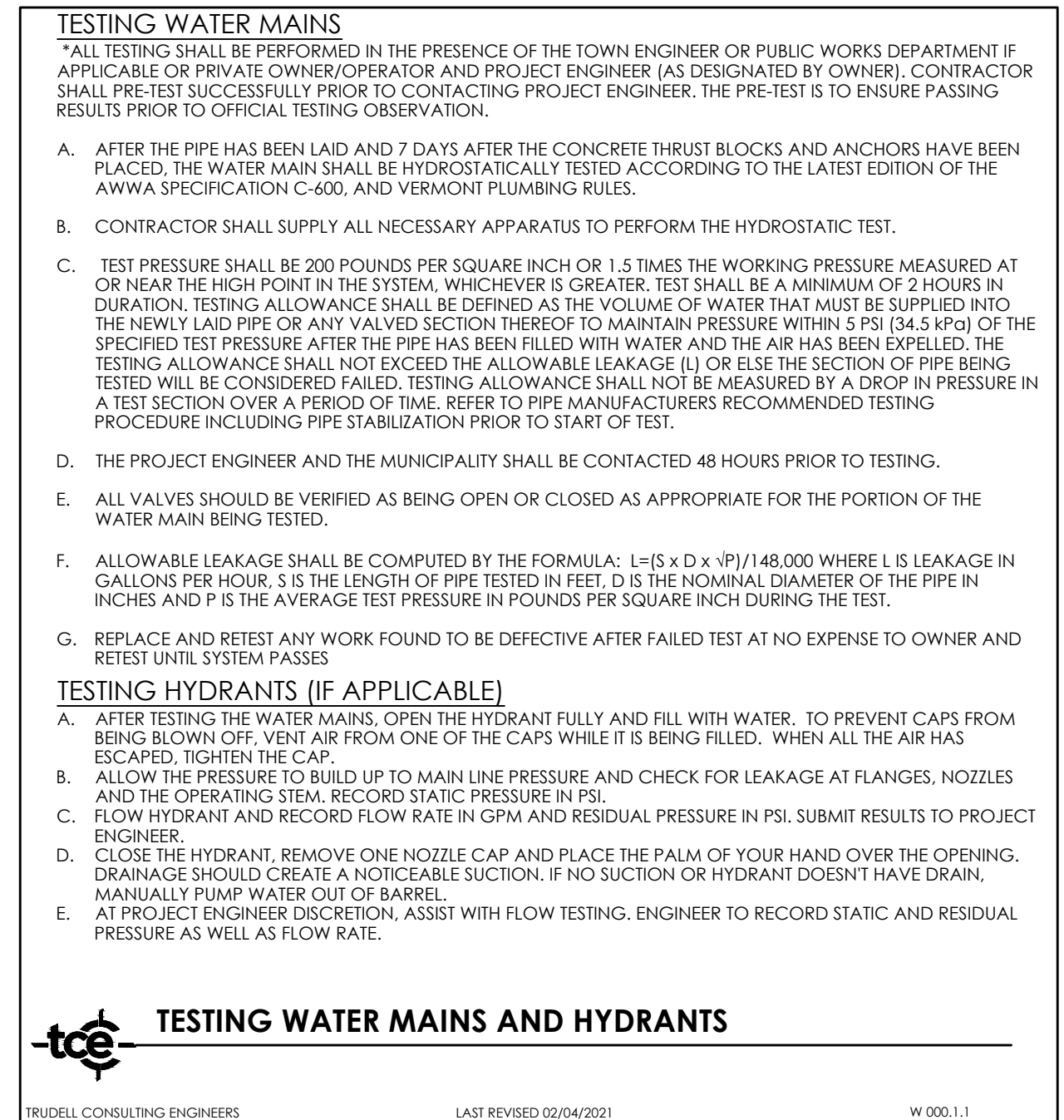
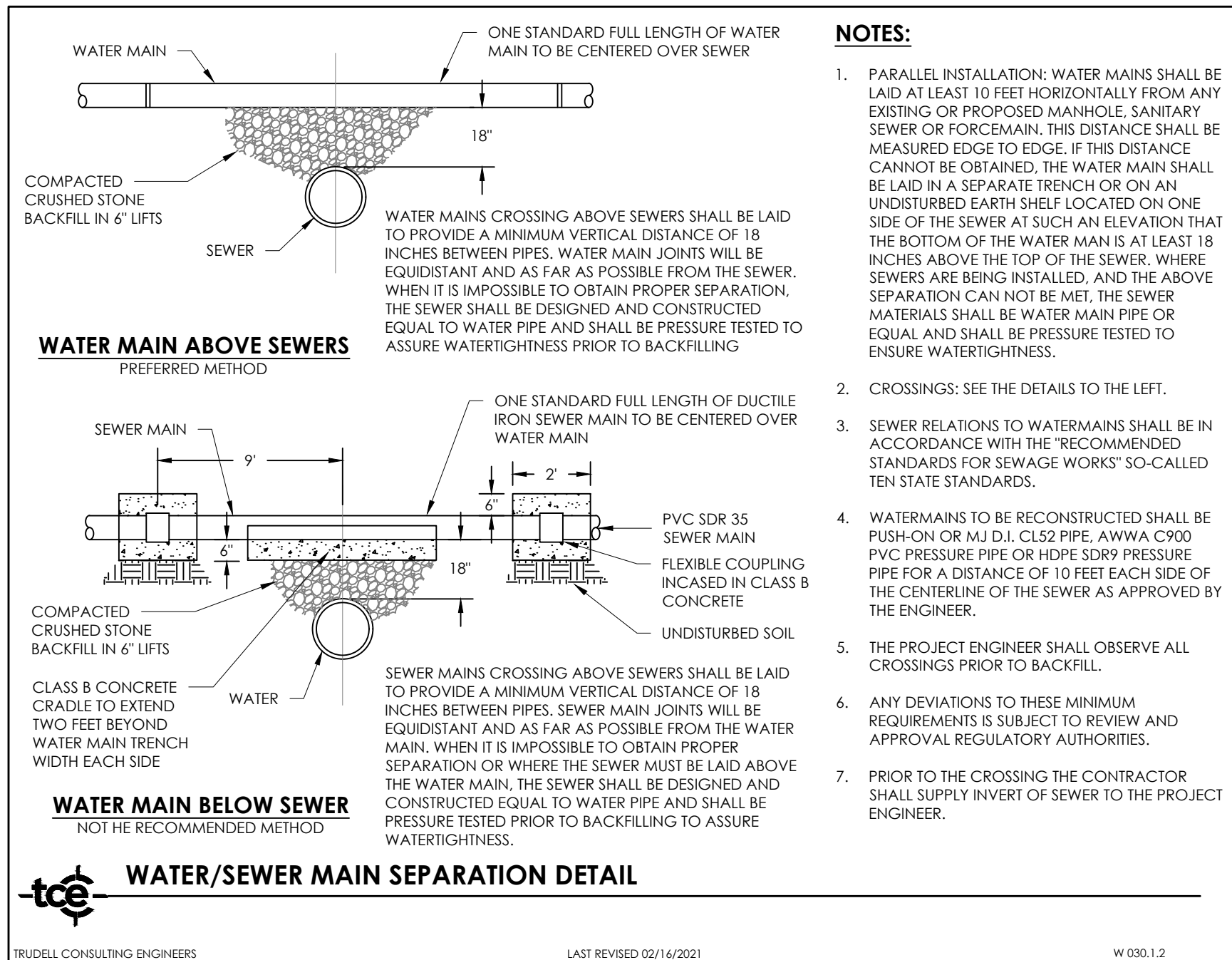
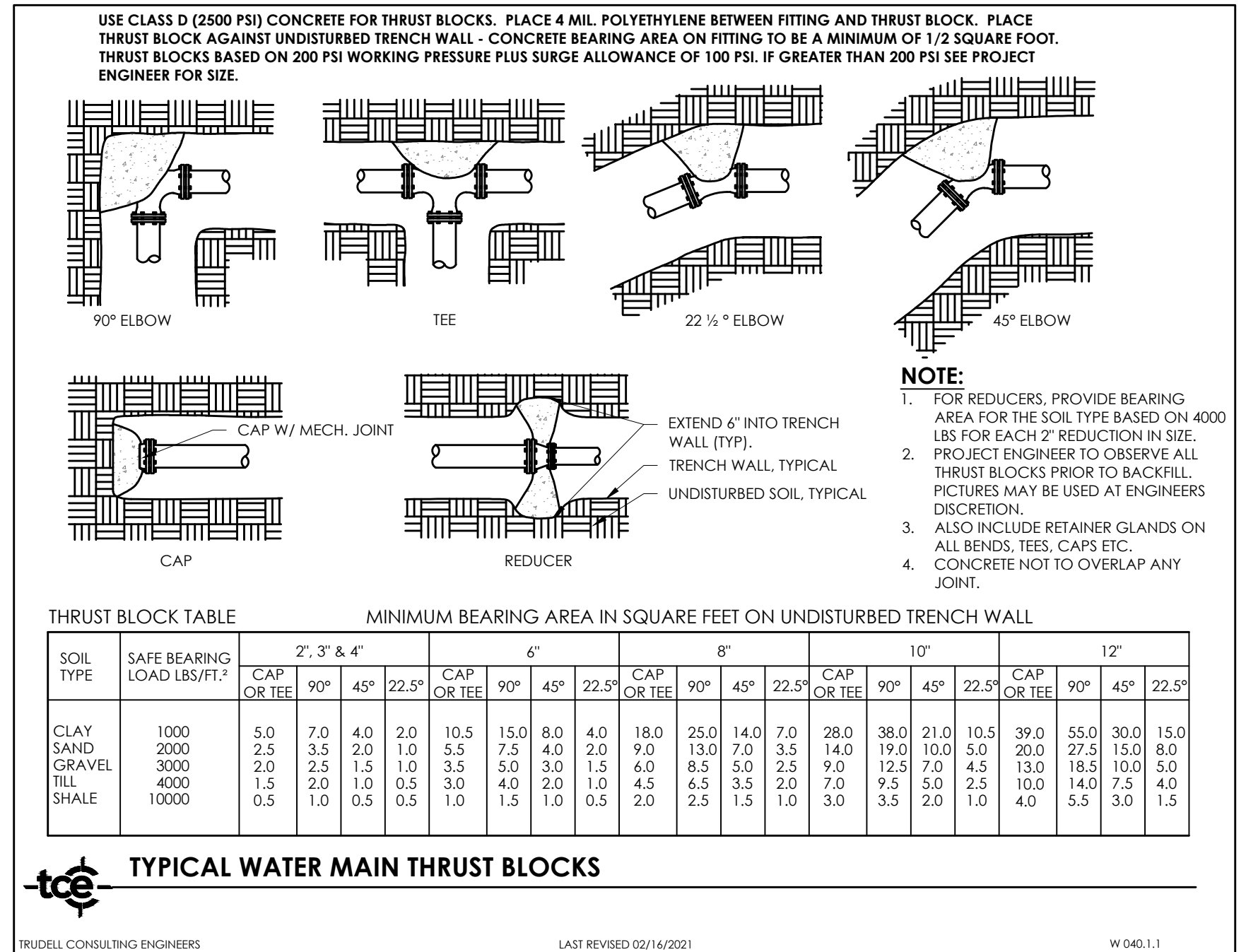
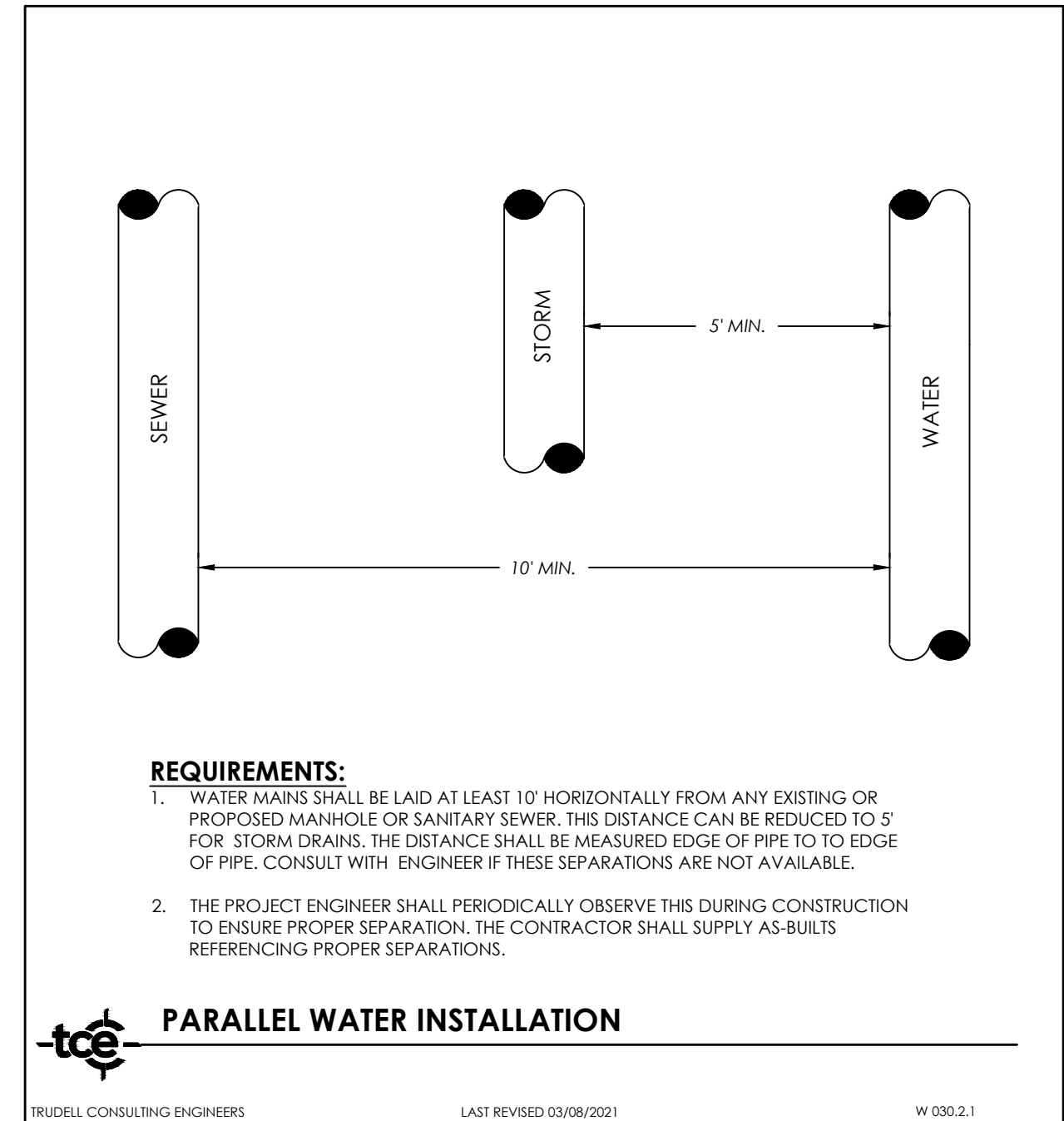
AUTHORIZED AGENTS NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE: \_\_\_\_\_

NOTE: THE CERTIFICATION AND THE PROJECT ENGINEER'S SUBSEQUENT CERTIFICATION DOES NOT VOID THE CONTRACTOR FROM REPAIR OR REPLACEMENT OF DISCREPANCIES DISCOVERED AT A LATER DATE. THE CONTRACTOR REMAINS RESPONSIBLE, INCLUDING CUSTOMARY GUARANTEE AND WARRANTY PERIODS.

**CONTRACTOR'S CERTIFICATION FOR WATER SYSTEM**  
RUEDELL CONSULTING ENGINEERS LAST REVISED 03/09/2021 W 000.2.1



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Project Title \_\_\_\_\_

**Shea**  
2758 Main St.  
Waitsfield, VT

Sheet Title \_\_\_\_\_

Date: 5/28/2024

Scale: As Shown

Project Number: 21-092

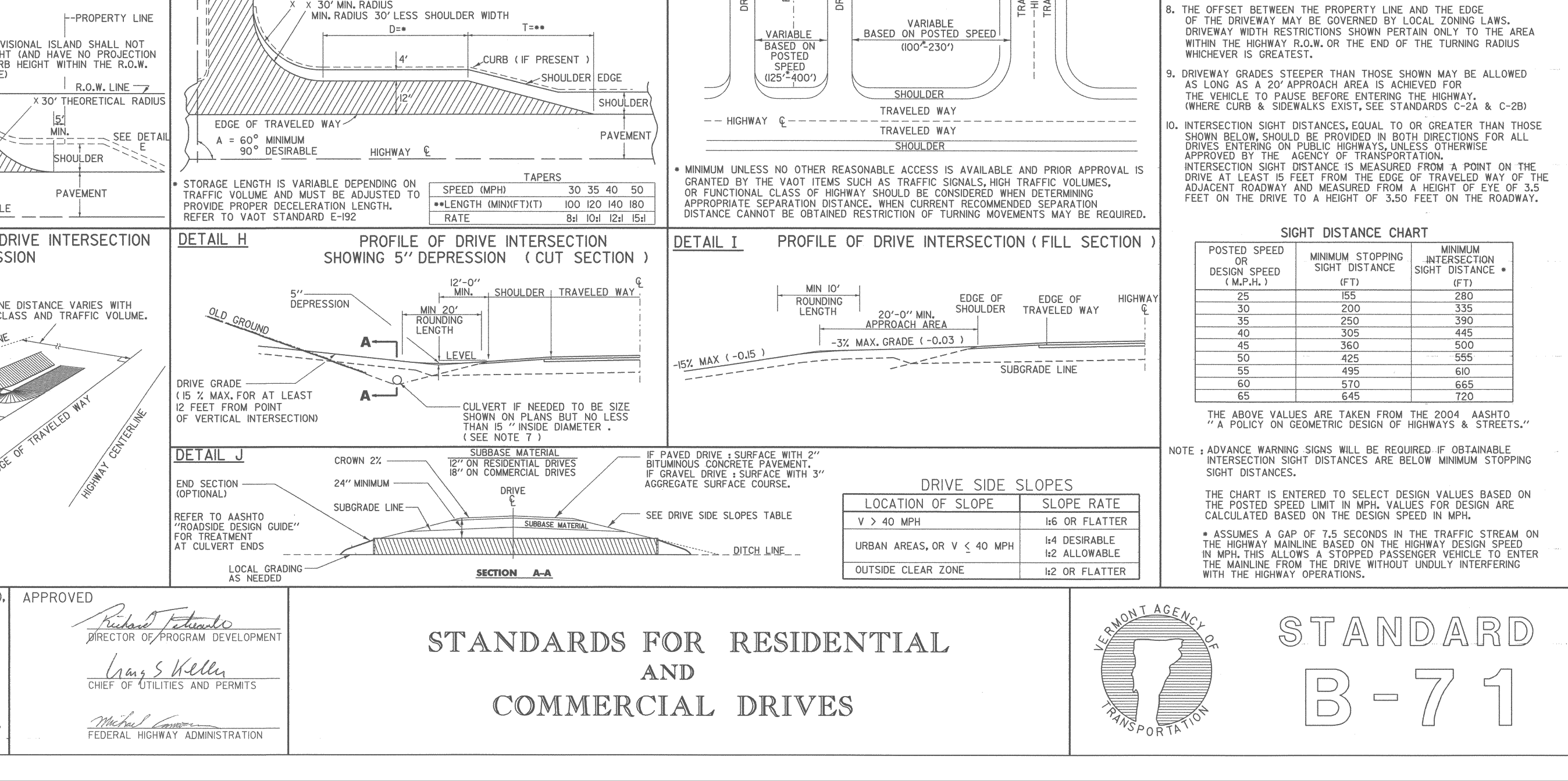
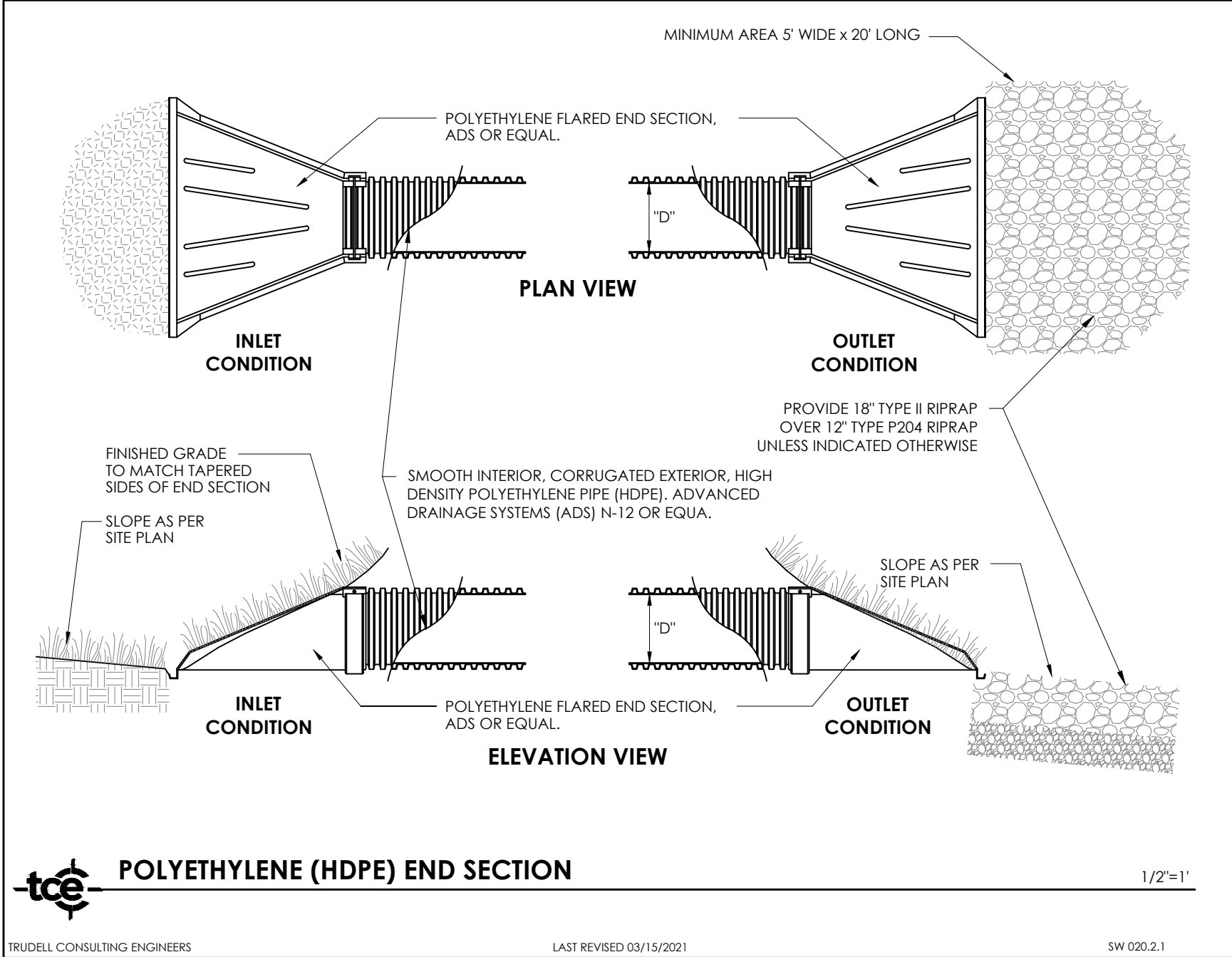
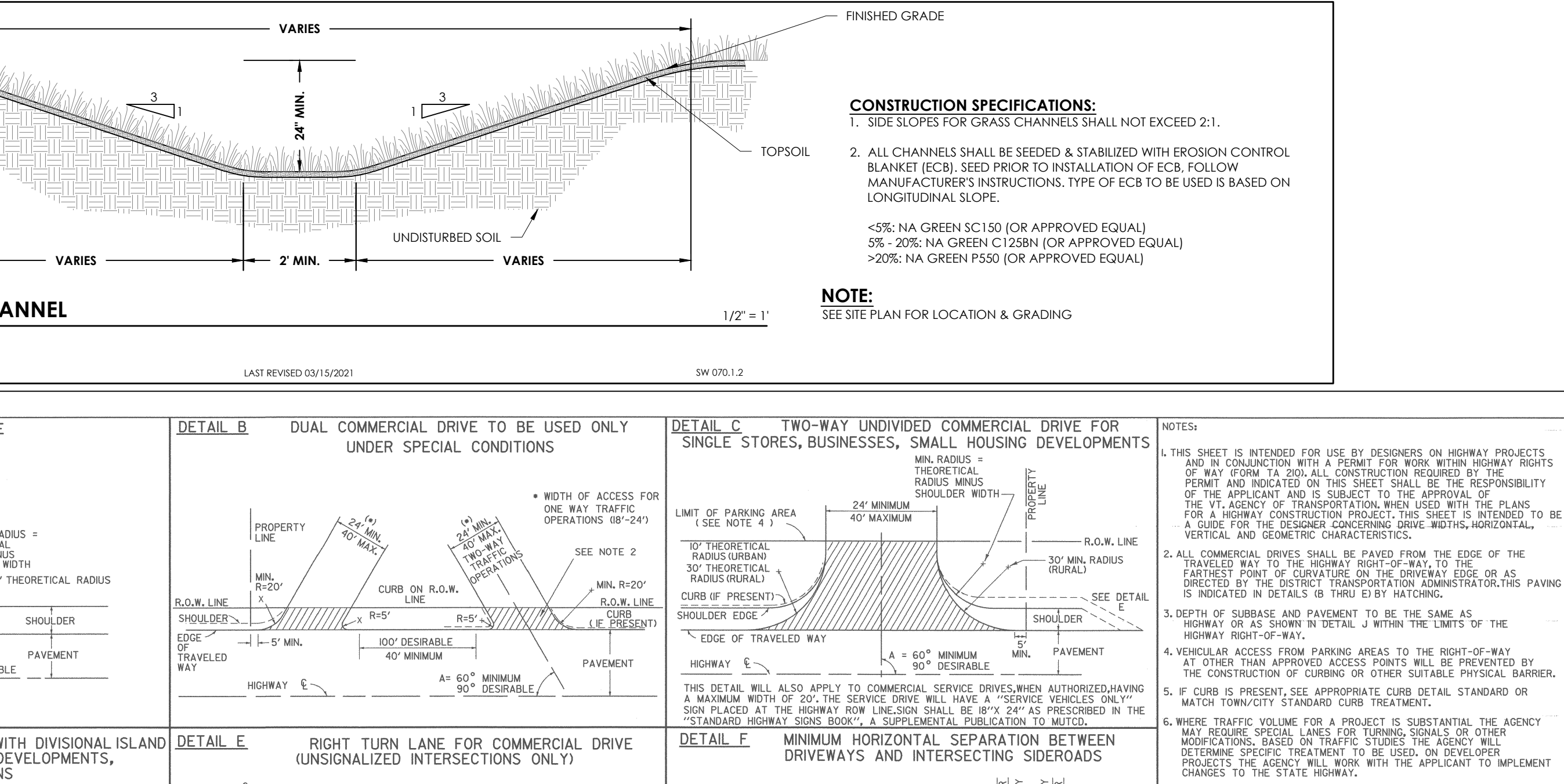
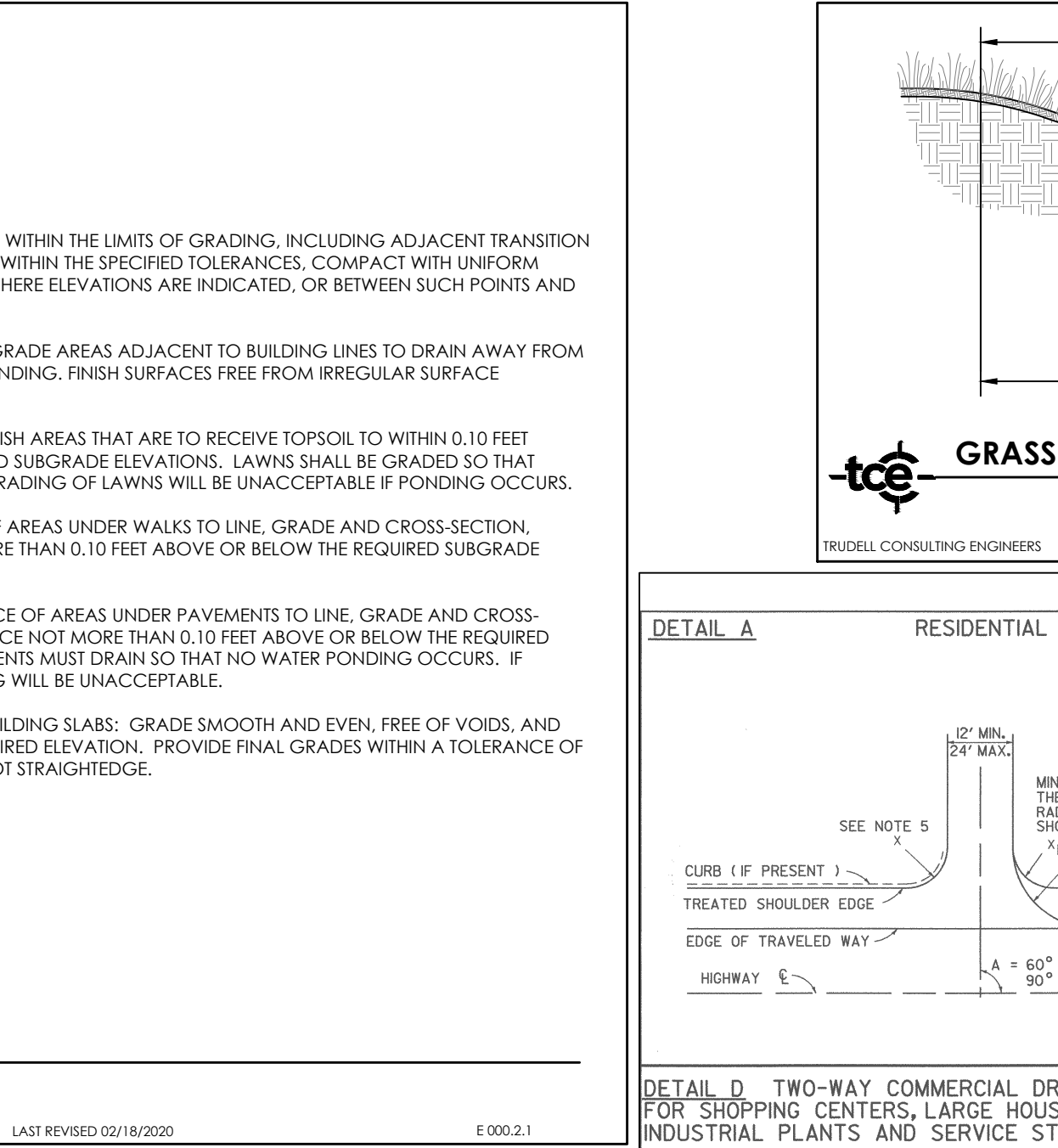
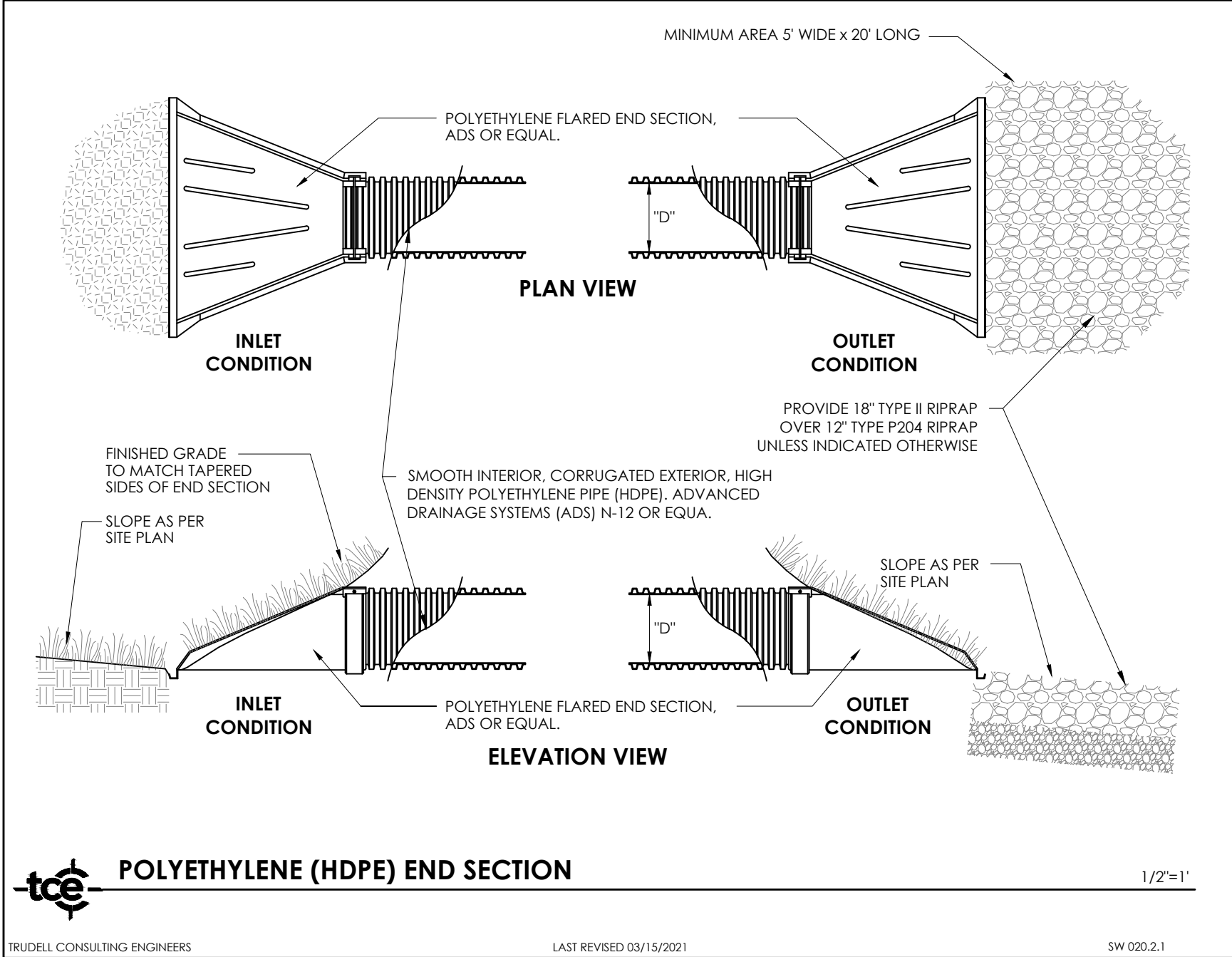
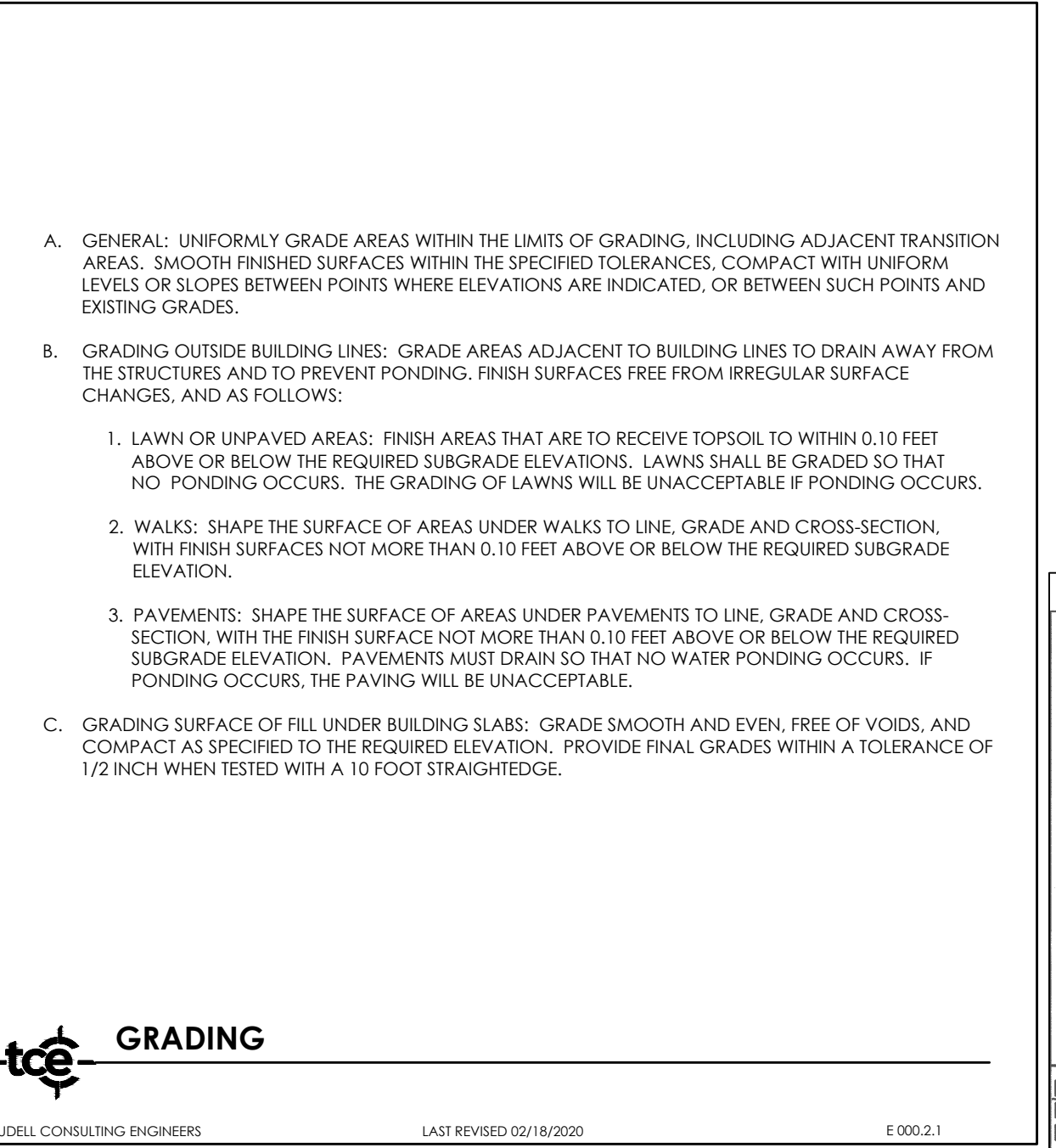
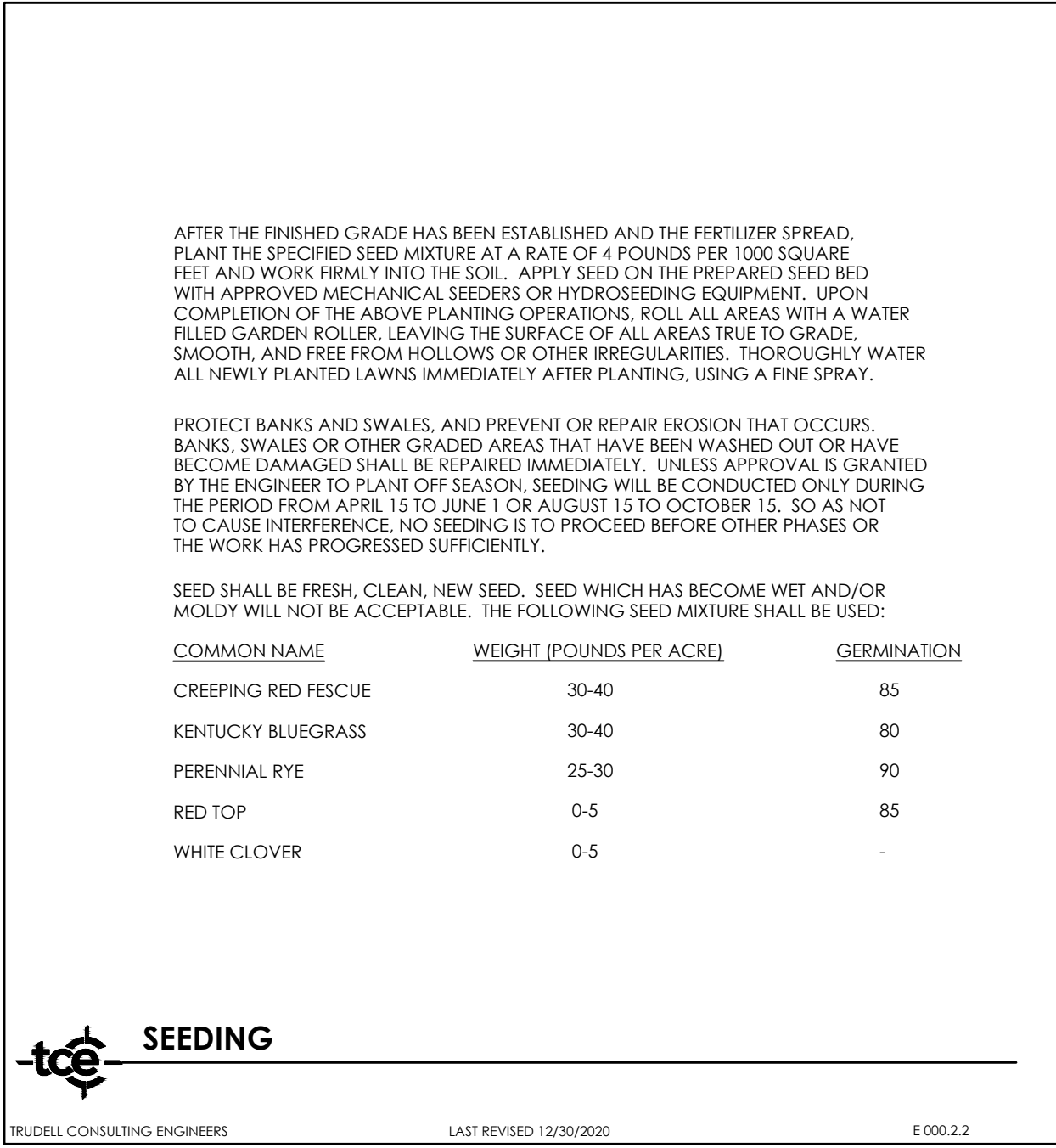
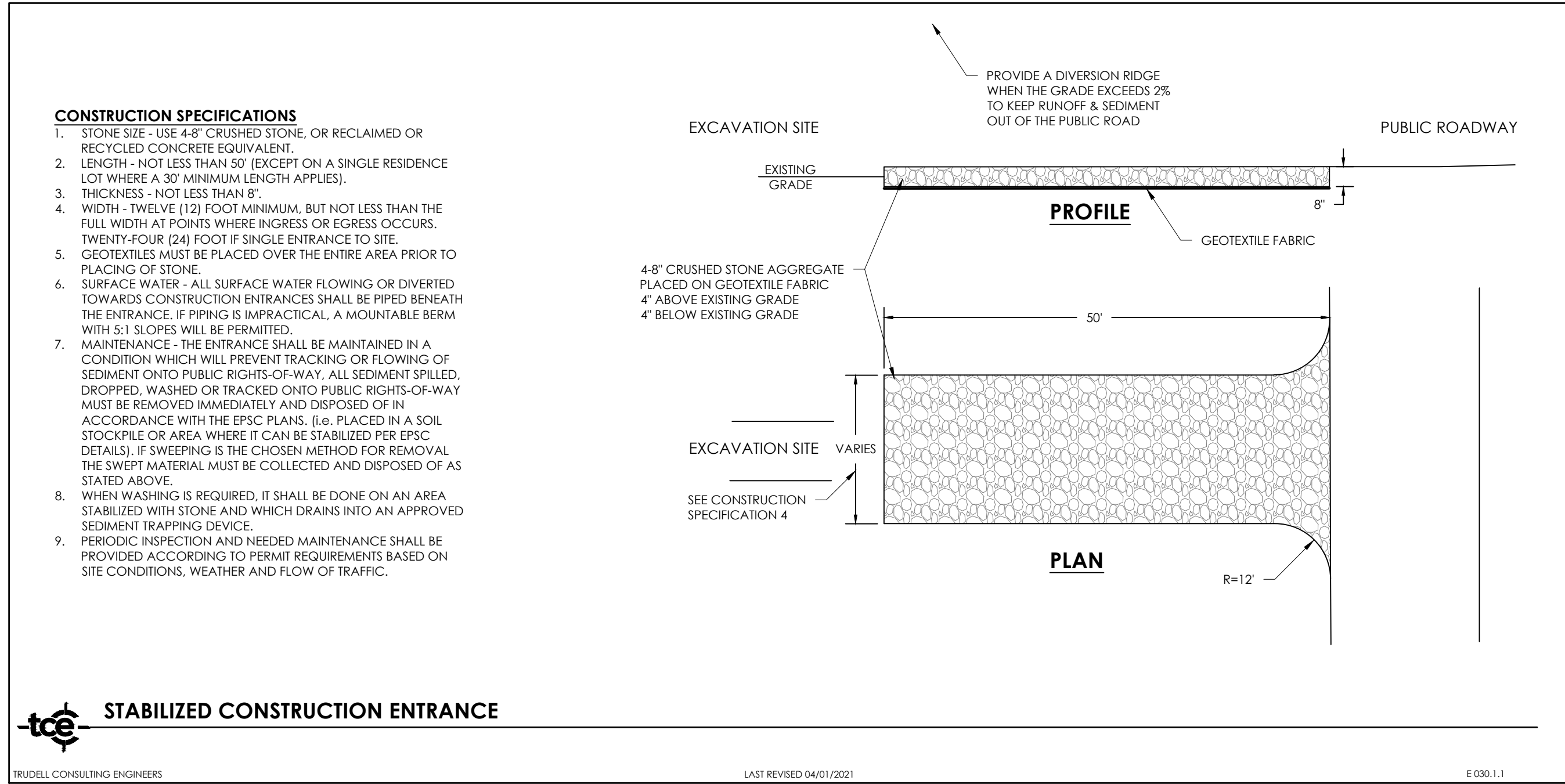
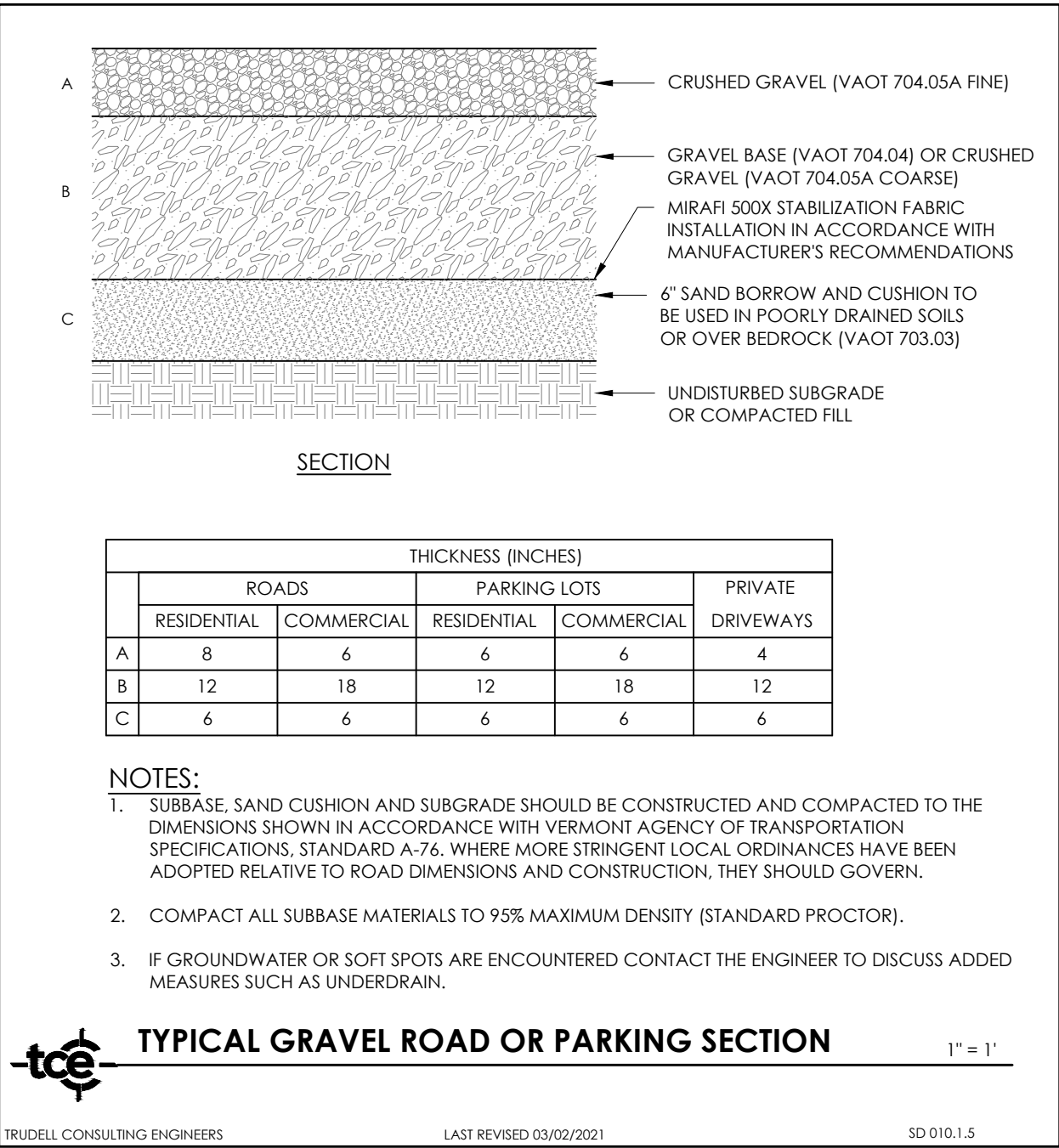
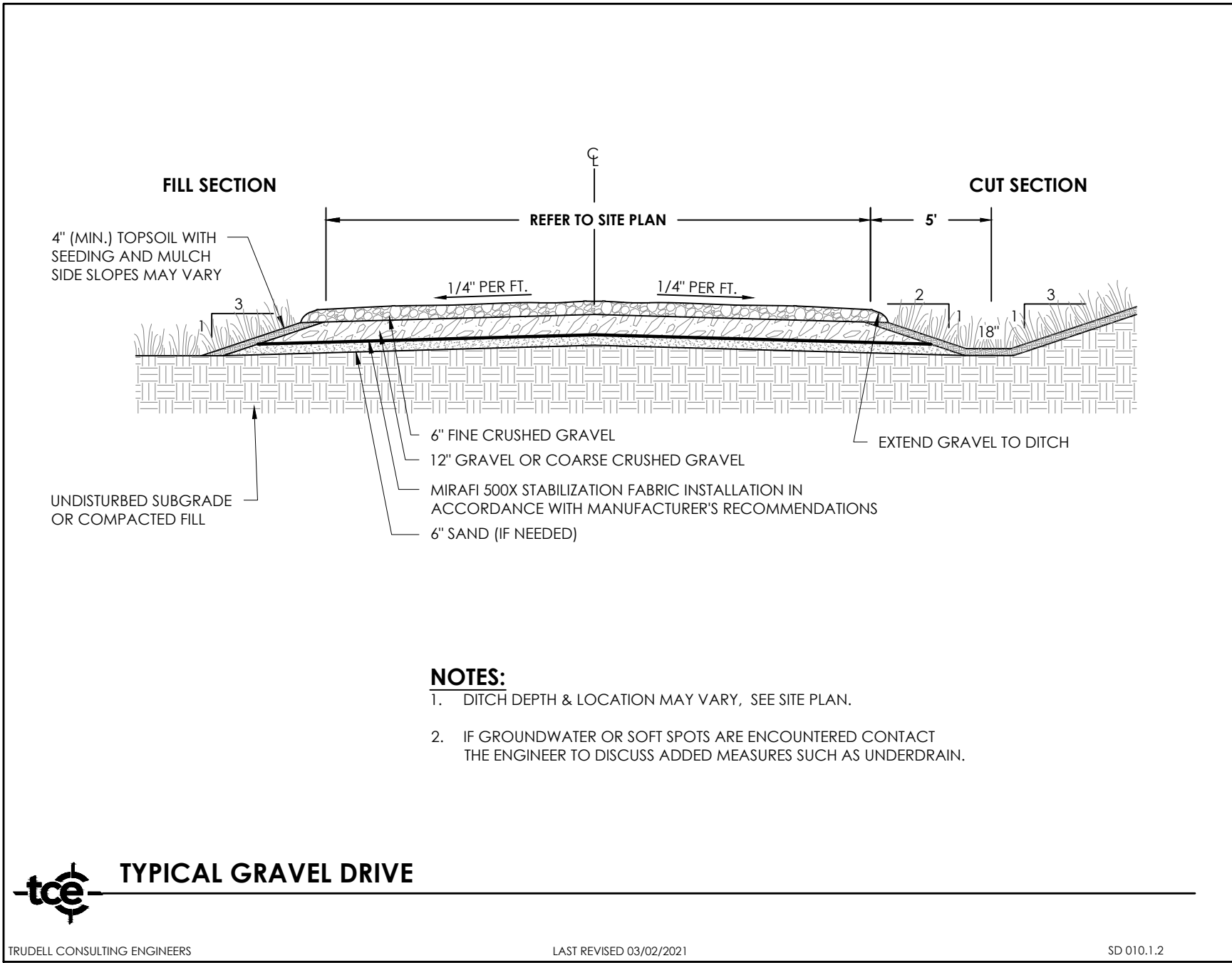
Drawn By: ALR

Project Engineer: JPP

Approved By: JPP

Field Book: 364

**Water Details and Notes Lots 6-7**



Use of These Drawings  
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authority. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.  
2. 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.  
3. 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.  
4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.  
5. 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.  
6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

**Shea**  
2758 Main St.  
Waitsfield, VT

Sheet Title

**Site Details Lots 6-7**

Date: 5/28/2024  
Scale: As Shown  
Project Number: 21-092  
Drawn By: ALR  
Project Engineer: JPP  
Approved By: JPP  
Field Book: 364

**C8-04**

# Lot 5 - Parcel Viewer



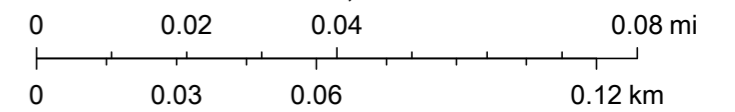
8/27/2023, 9:54:51 AM

VT Parcels

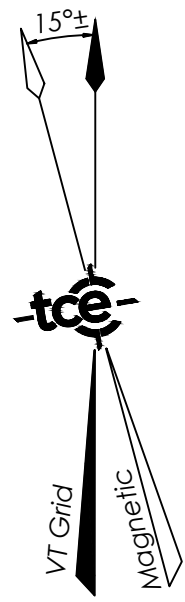
VCGI Color Imagery Service

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:2,257



VCGI, Esri Community Maps Contributors, Chittenden County RPC, VCGI, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,



THE SUBDIVISION DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE WAITSFIELD DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE WAITSFIELD SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON DAY OF \_\_\_\_\_ 202\_, SUBDIVISION PERMIT# \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_

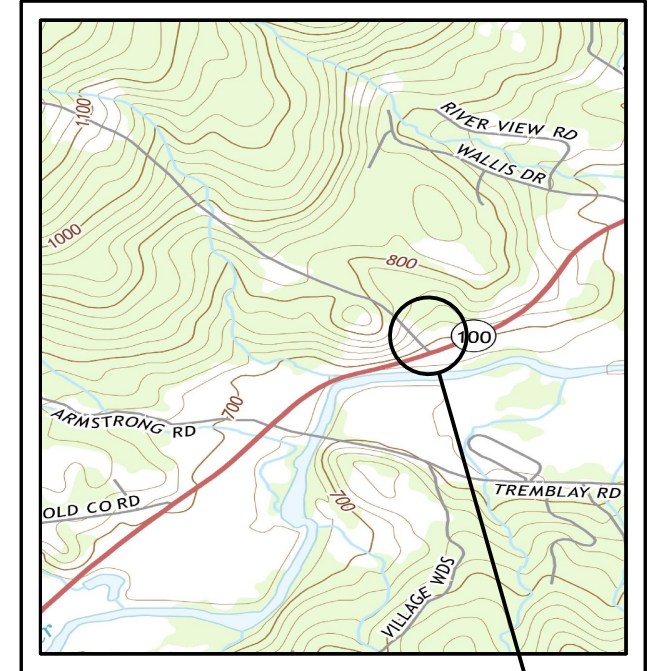
BY \_\_\_\_\_ [FOR THE DEVELOPMENT REVIEW BOARD.]

WAITSFIELD TOWN CLERK'S OFFICE

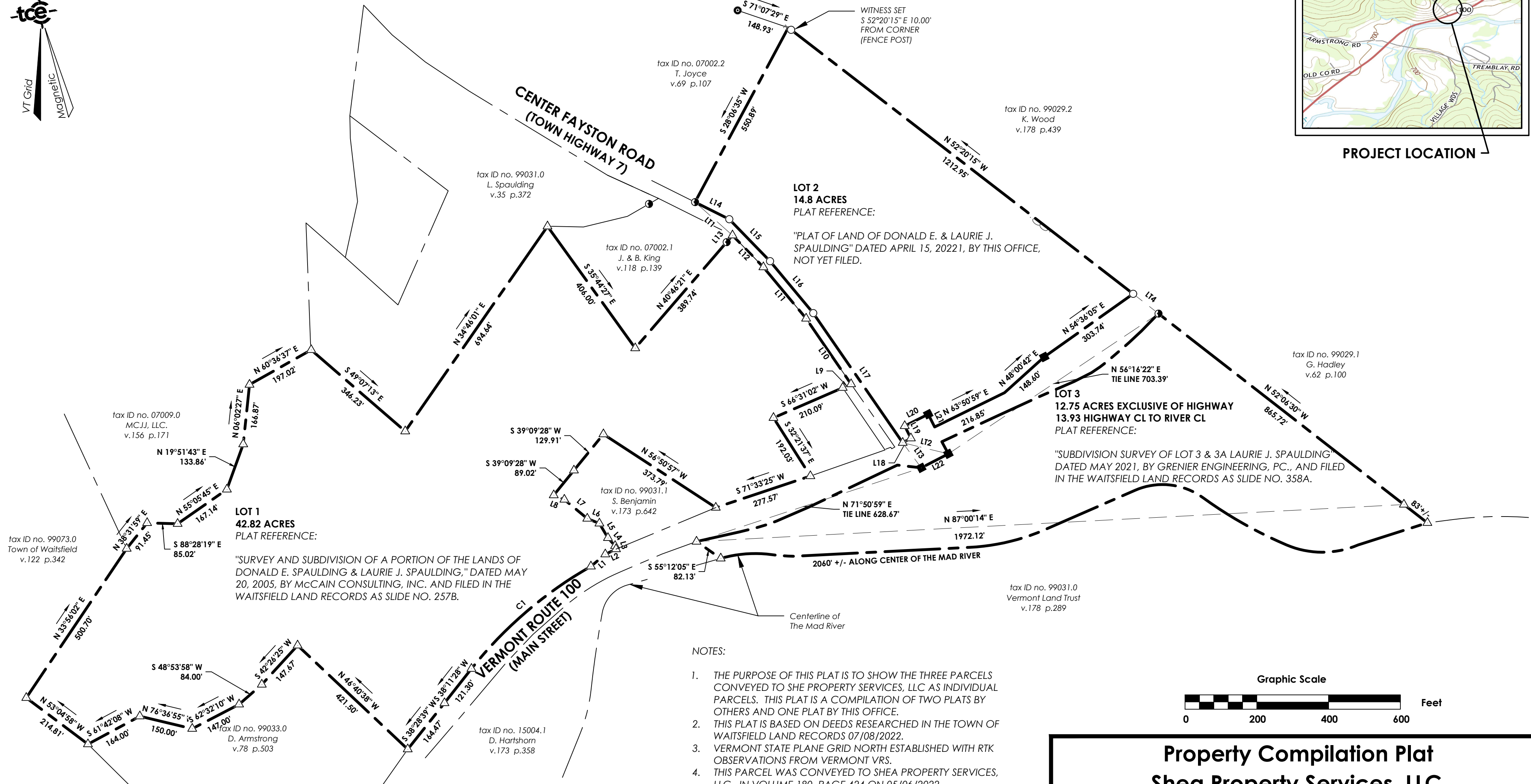
RECEIVED FOR RECORD

DATE \_\_\_\_\_ A.D. 202\_ at \_\_\_\_\_ O'clock \_\_\_\_\_ minutes \_\_\_\_\_ and recorded in map slide \_\_\_\_\_

Attest: \_\_\_\_\_ Town Clerk



PROJECT LOCATION



LINE	BEARING	DISTANCE
L1	S 49°50'29" W	52.27'
L2	S 44°21'26" W	35.10'
L3	S 15°10'05" E	9.39'
L4	S 41°58'41" E	29.81'
L5	S 30°31'12" E	46.86'
L6	S 68°10'53" E	36.41'
L7	S 50°20'37" E	82.84'
L8	S 67°23'29" E	31.99'
L9	S 66°31'02" W	25.46'
L10	S 34°23'41" E	221.45'
L11	S 39°46'30" E	186.04'
L12	S 44°08'04" E	123.42'
L13	N 40°46'21" E	25.10'
L14	S 63°28'52" E	106.55'
L15	S 44°08'04" E	162.85'
L16	S 39°46'30" E	188.14'
L17	S 34°36'41" E	438.55'
L18	N 61°20'54" E	25.94'
L19	N 26°35'47" W	38.32'
L20	N 63°24'13" E	73.16'
L21	S 26°35'47" E	39.81'
L22	S 62°41'34" W	84.94'
L23	N 48°28'24" W	139.42'
L24	N 76°22'03" W	130.82'
L25	N 36°28'32" W	86.89'
L26	N 52°00'20" W	89.56'

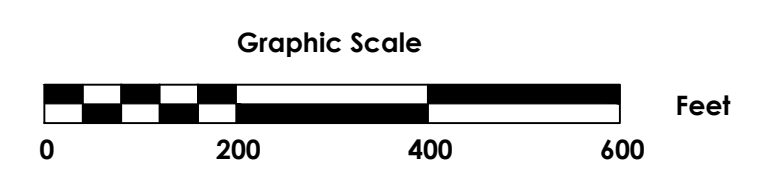
**LEGEND**

- REBAR (TO BE SET)
- PK NAIL IN ROCK (FOUND)
- REBAR (FOUND)
- △ CALCULATED POINT
- ◆ CONCRETE MONUMENT (FOUND)
- TIE LINE
- EXISTING BOUNDARY LINE
- ABUTTING BOUNDARY LINE
- L1 LINE DATA TABLE REFERENCE
- T1 TIE LINE DATA TABLE REFERENCE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	1146.13'	440.87'	438.16'	S 49°23'55" W	22°02'22"

**NOTES:**

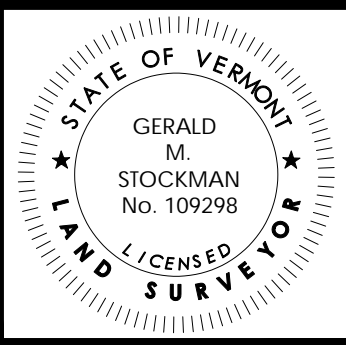
- THE PURPOSE OF THIS PLAT IS TO SHOW THE THREE PARCELS CONVEYED TO SHE PROPERTY SERVICES, LLC AS INDIVIDUAL PARCELS. THIS PLAT IS A COMPILED OF TWO PLATS BY OTHERS AND ONE PLAT BY THIS OFFICE.
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF WAITSFIELD LAND RECORDS 07/08/2022.
- VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT VRS.
- THIS PARCEL WAS CONVEYED TO SHEA PROPERTY SERVICES, LLC. IN VOLUME 180 PAGE 424 ON 05/06/2022.
- KEY DEED VOLUME 180 PAGE 424 ON 05/06/2022.
- REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TCE LAND SURVEYING, LLS 109298".
- DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
- REFERENCED PLATS SHOULD BE SEEN FOR RELEVANT EASEMENTS AFFECTING THE PARCELS.
- THE RIGHT OF WAY WIDTH OF CENTER FAYSTON ROAD IS ASSUMED TO BE 3 RODS (49.5') AS ALLOWED PER STATE STATUTE.
- THE RIGHT OF WAY WIDTH OF VERMONT ROUTE 100 IS VARIABLE AS PER VERMONT STATE RIGHT OF WAY MAPS AND MONUMENTS FOUND IN THE FIELD.



**Property Compilation Plat**  
**Shea Property Services, LLC.**  
 Parcel ID# 99031.0  
 Center Fayston Road and Vermont Route 100  
 Waitsfield, Vermont

Date: 07/08/2022	Drawn By: GMS	Crd file: 21-092.crd	Project #: 21-092
Scale: 1"=200'	Surveyed By: DBM	Field Bk: 364	Sheet: <b>S1-02</b>

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.



GERALD M. STOCKMAN, L.S. #109298 *Gerald Stockman IV*

**tce** TRUDELL CONSULTING ENGINEERS  
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.6331 | WWW.TCEVT.COM

This plat was created using pigment based ink on stable media

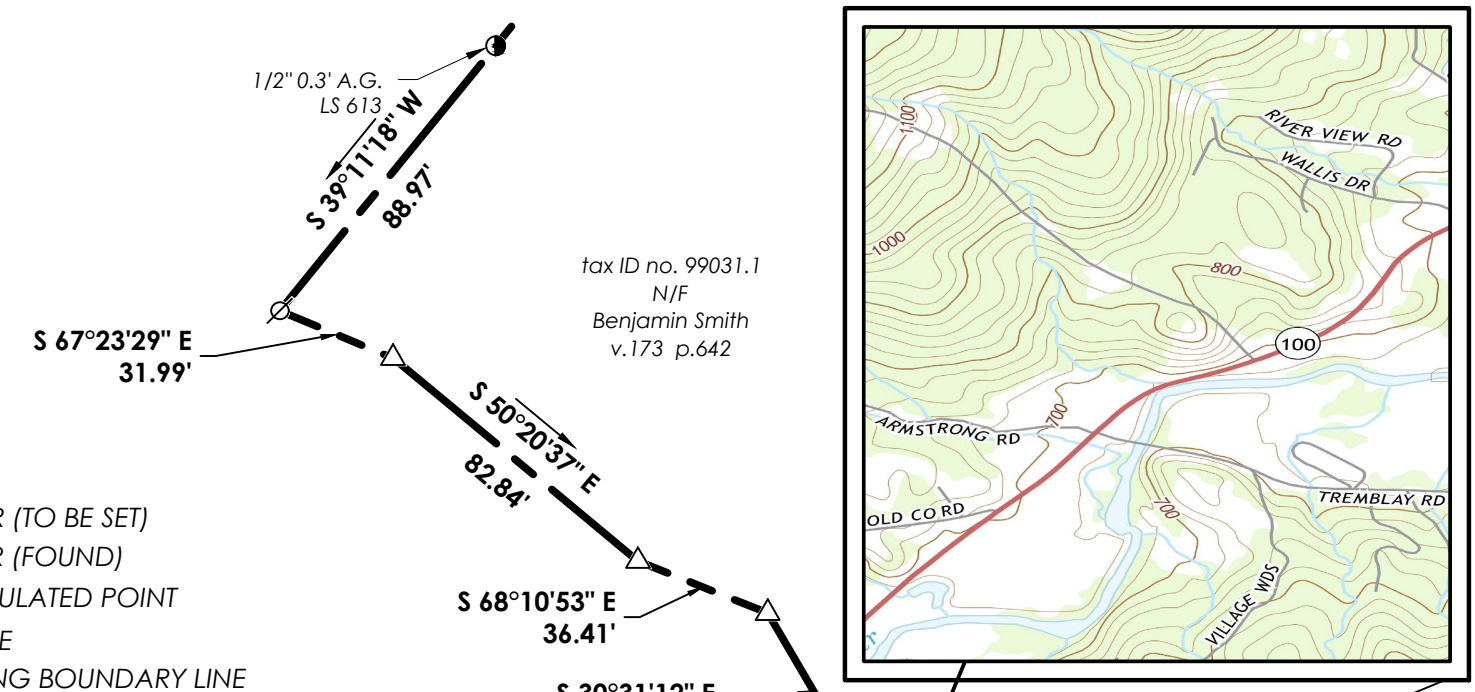
Revisions	#	Description	Date	By



SIDELINE OF 30' WIDE EASEMENT TO GMP AS RECORDED IN VOL. 14, PG. 409 OF THE TOWN OF WAITSFIELD LAND RECORDS

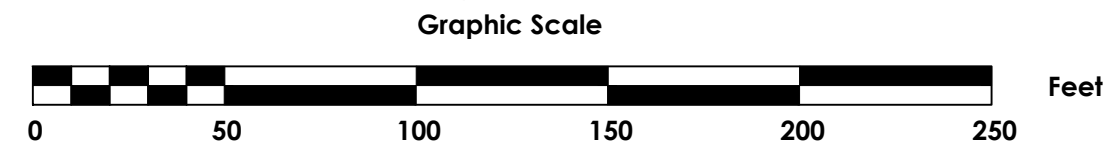
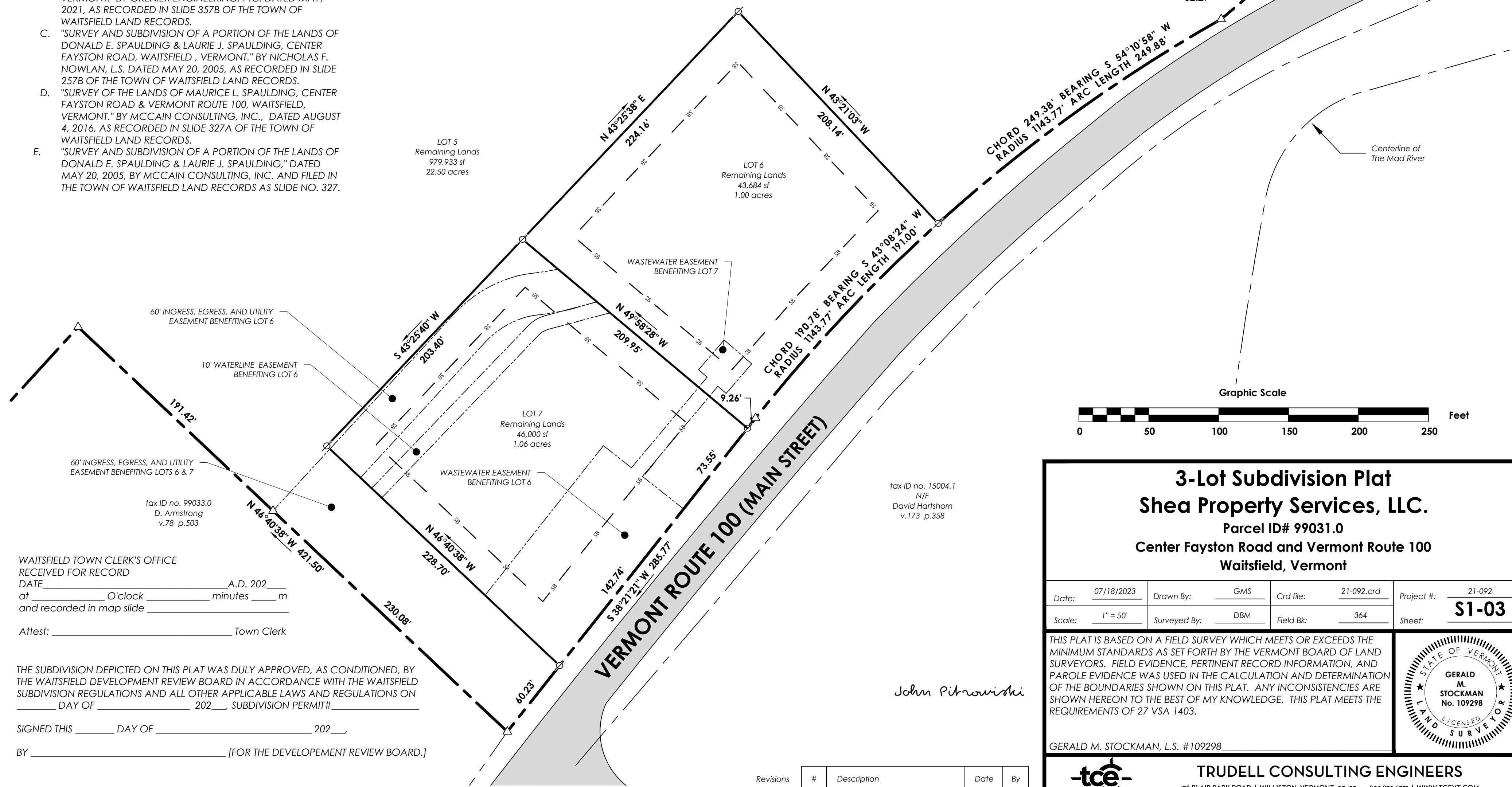
- NOTES:
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF WAITSFIELD LAND RECORDS ON 07/08/2022.
  - VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT VRS.
  - THIS PARCEL WAS CONVEYED TO SHEA PROPERTY SERVICES, LLC. IN VOLUME 180 PAGE 424 ON 05/06/2022.
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  - DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
  - REFERENCED PLATS SHOULD BE SEEN FOR RELEVANT EASEMENTS AFFECTING THE PARCELS.
  - THE RIGHT OF WAY WIDTH OF VERMONT ROUTE 100 IS VARIABLE AS PER VERMONT STATE RIGHT OF WAY MAPS AND MONUMENTS FOUND IN THE FIELD.

- PLAT REFERENCES:
- "SUBDIVISION SURVEY OF LOT 1B, LAURIE J. SPAULDING, CENTER FAYSTON ROAD, WAITSFIELD, VERMONT." BY GRENIER ENGINEERING, P.C. DATED DECEMBER, 2019, AS RECORDED IN SLIDE 349B OF THE TOWN OF WAITSFIELD LAND RECORDS.
  - "SUBDIVISION SURVEY OF LOTS 3 & 3B, LAURIE J. SPAULDING, VERMONT ROUTE 100 & TREMBLAY ROAD, WAITSFIELD, VERMONT." BY GRENIER ENGINEERING, P.C. DATED MAY, 2021, AS RECORDED IN SLIDE 357B OF THE TOWN OF WAITSFIELD LAND RECORDS.
  - "SURVEY AND SUBDIVISION OF A PORTION OF THE LANDS OF DONALD E. SPAULDING & LAURIE J. SPAULDING, CENTER FAYSTON ROAD, WAITSFIELD, VERMONT." BY NICHOLAS F. NOWLAN, L.S. DATED MAY 20, 2005, AS RECORDED IN SLIDE 257B OF THE TOWN OF WAITSFIELD LAND RECORDS.
  - "SURVEY OF THE LANDS OF MAURICE L. SPAULDING, CENTER FAYSTON ROAD & VERMONT ROUTE 100, WAITSFIELD, VERMONT." BY MCCAIN CONSULTING, INC., DATED AUGUST 4, 2016, AS RECORDED IN SLIDE 327A OF THE TOWN OF WAITSFIELD LAND RECORDS.
  - "SURVEY AND SUBDIVISION OF A PORTION OF THE LANDS OF DONALD E. SPAULDING & LAURIE J. SPAULDING," DATED MAY 20, 2005, BY MCCAIN CONSULTING, INC. AND FILED IN THE TOWN OF WAITSFIELD LAND RECORDS AS SLIDE NO. 327.



**LEGEND**

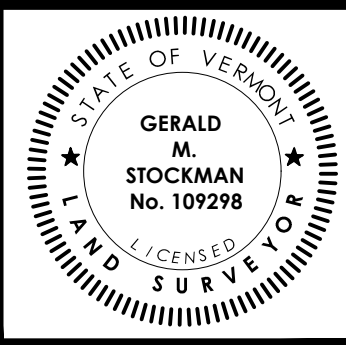
Ø	REBAR (TO BE SET)
●	REBAR (FOUND)
△	CALCULATED POINT
---	TIE LINE
---	EXISTING BOUNDARY LINE
---	ABUTTING BOUNDARY LINE
---	PROPOSED BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING ENVELOPE
---	ABOVE GRADE
---	FLUSH



**3-Lot Subdivision Plat**  
**Shea Property Services, LLC.**  
 Parcel ID# 99031.0  
 Center Fayston Road and Vermont Route 100  
 Waitsfield, Vermont

Date: 07/18/2023	Drawn By: GMS	Crd file: 21-092.crd	Project #: 21-092
Scale: 1" = 50'	Surveyed By: DBM	Field Bk: 364	Sheet: <b>S1-03</b>

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERTINENT RECORD INFORMATION, AND PAROLE EVIDENCE WAS USED IN THE CALCULATION AND DETERMINATION OF THE BOUNDARIES SHOWN ON THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.



GERALD M. STOCKMAN, L.S. #109298  
**TRUDELL CONSULTING ENGINEERS**  
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802 879 6331 | WWW.TCEVT.COM

WAITSFIELD TOWN CLERK'S OFFICE  
 RECEIVED FOR RECORD  
 DATE \_\_\_\_\_ A.D. 202\_\_\_\_  
 at \_\_\_\_\_ O'clock \_\_\_\_\_ minutes \_\_\_\_\_ m  
 and recorded in map slide \_\_\_\_\_

Attest: \_\_\_\_\_ Town Clerk

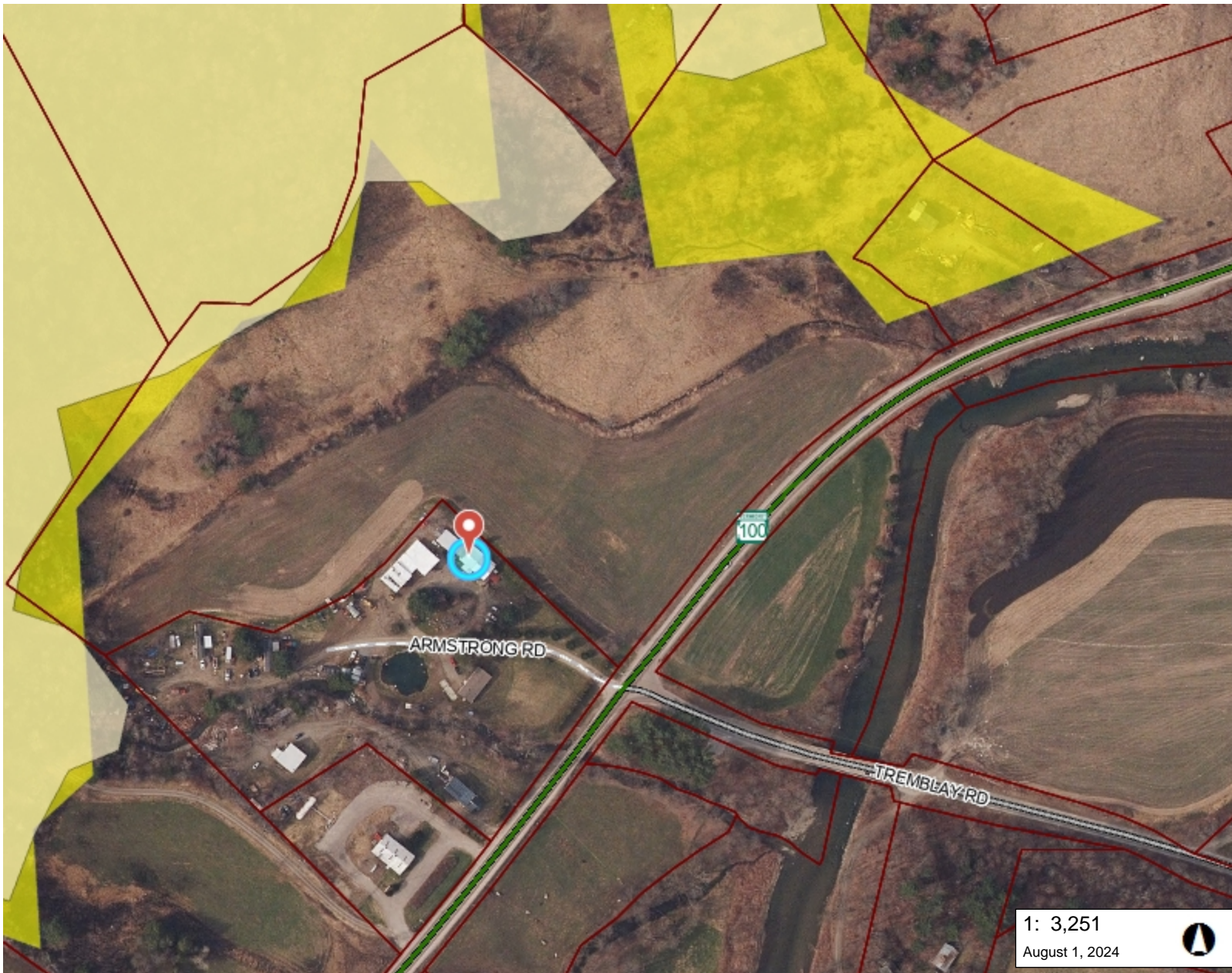
THE SUBDIVISION DEPICTED ON THIS PLAT WAS DULY APPROVED, AS CONDITIONED, BY THE WAITSFIELD DEVELOPMENT REVIEW BOARD IN ACCORDANCE WITH THE WAITSFIELD SUBDIVISION REGULATIONS AND ALL OTHER APPLICABLE LAWS AND REGULATIONS ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_\_\_, SUBDIVISION PERMIT# \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_\_\_

BY \_\_\_\_\_ [FOR THE DEVELOPEMENT REVIEW BOARD.]

Revisions	#	Description	Date	By

This plat was created using pigment based ink on stable media



### 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: 3,251  
August 1, 2024

### NOTES

Map created using ANR's Natural Resources Atlas

165.0 0 82.00 165.0 Meters  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 271 Ft. 1cm = 33 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

**Priority Waters List (Streams a**

- Part B (impaired TMDL not requirec
- Part D (impaired with approved TM
- Part E (altered exotic species)
- Part F (altered flow regulation)

**Soils - Primary Agricultural**

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

**Parcels (standardized)**

**Waterbody**

**Stream**

- Stream
- Intermittent Stream

**Roads**

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)

1: 3,251  
August 1, 2024

### NOTES

Map created using ANR's Natural Resources Atlas

165.0 0 82.00 165.0 Meters  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 271 Ft. 1cm = 33 Meters  
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## **DEVELOPMENT REVIEW BOARD**

### **SKETCH PLAN REVIEW DETERMINATION**

<b>Application #:</b>	<b>Sketch Plan Review</b>
<b>Landowner:</b>	<b>Shea Property Services</b>
<b>Property Address:</b>	<b>Main Street/Route 100</b>
<b>Parcel Number:</b>	<b>#99031.001</b>
<b>Meeting Dates:</b>	<b>Sketch Plan Review on May 28, 2024</b>
<b>Proposal/Type:</b>	<b>Sketch Plan review for a 3-lot subdivision of an existing 22-acre lot into three lots of 1-acre, 1-acre and 22.64-acres. The parcel is located in the Agricultural-Residential District.</b>

#### **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.
3. On May 28, 2024, applicant submitted a site plan titled "Lands of Shea – Master Site Plan – Sheet C2-01 (Trudell Consulting Engineers).
4. On May 28, 2024, applicant submitted a Wetland Report, dated 10/11/2022 and a Natural Resources Map of the entire mother parcel.

#### **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. As proposed, Lots 6 and 7 have been sited to satisfy all dimensional requirements of Table 2.07, including frontage of at least 200 feet, and setbacks of at least 75-feet to centerline of Main Street/Route 100 and 25-feet to surrounding property lines. All development areas have been sited away from mapped natural resources, including wetlands, habitat blocks and wildlife corridors.

Permits issued for this property include:

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

#### **D. SKETCH PLAN REVIEW DETERMINATION**

1. At the meeting held on May 28, 2024, the DRB determined that as per Section 2.1 of the Subdivision Regulations, the proposed project shall be reviewed as a Minor Subdivision which shall meet the standards in Article 3 of the Waitsfield Subdivision Regulations. Section 2.2 (C) (1). Applicant proposes a 3-lot subdivision which qualifies as a minor subdivision under Section 2.1. In addition, the cumulative length of the proposed driveway serving Lots 6 and 7 does not rise to the 800-foot threshold of new driveway which would trigger major subdivision review.
2. No waivers were requested at this time.
3. The DRB has made the following recommendations for Preliminary Plan Review, per Section 2.2 of the Subdivision Regulations, for which an application must be submitted within 6 months of the date of this determination:
  - a. Pursuant to Section 3.10 of the Zoning Bylaws, this stretch of Route 100 is delineated as a scenic road. Applicant should include landscaping and screening plans on the submittal for Preliminary Plan review.

**Town of Waitsfield**  
**DEVELOPMENT REVIEW BOARD**  
**DRAFT 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 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, 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 ft<sup>2</sup> to 1600 ft<sup>2</sup> 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