

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
September 10, 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, Gib Geiger, Steve McKenzie (Chair), Jim Tabor
Staff: Zoning Administrator JB Weir
Others: Jennifer Stella, Todd White

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

4. Sketch Plan Review by Jennifer Stella and Todd White at 157 Mehuron Drive, Waitsfield, VT. Applicants request sketch plan review for a subdivision of an existing 17.1-acre lot into four lots of 15-acres, 1.5-acres, 1-acre, and 0.5-acres. The parcel is identified as #37007.000 in both the Villager Residential District and the Agricultural-Residential District.

Ms. Stella outlined that the current house, damaged to a great extent by a fire, would be part of the larger lot, with new house sites being planned for the lots to be created in the meadow area of the property. It was outlined that the proposed Lot 4 is a wet area, and likely not developable. Mr. White explained that the house fire has essentially rendered the existing house irreparable, although several alternatives are being considered. This proposal is to provide options moving forward, for both Ms. Stella and Mr. White as well as their children.

The non-developable lot was discussed, with it being indicated that it would either need to be part of a lot line adjustment with a neighbor interested in acquiring the extra acreage, or left as contiguous with the one/both of the other smaller lots being created. The neighbor is interested in acquiring the piece due to his wastewater system being located there, with an easement currently in place. Ms. Stella noted that the lines depicted on the plans submitted are conceptual at this point.

It was confirmed that the house site on the proposed Lot 2 was the original house site approved in a previous subdivision. The applicants indicated that Lot 3 would likely be the site for a house and ADU with shared septic.

The proposed driveway line was clarified, with it being noted that an offshoot of the current drive would be developed to serve the new smaller lots. Board members explained that it

would be shorter than the 800 feet requiring emergency pull-off areas, but that with the extra houses there may need to be some accommodation for emergency vehicle access.

The applicants indicated that accessing water from the Town's system would be difficult, and that the well shields depicted are likely necessary. It was also noted that the meadow area is currently quite open, and no significant tree cutting would be necessary, although final plans would likely include some added vegetative plantings.

Board members indicated that all pertinent dimensions, such as road frontage, setback distances, etc. will need to be depicted on a site plan should it be decided to move forward with the subdivision process.

MOTION: Mr. Brines moved to consider the proposed subdivision to be a Minor Subdivision. The motion was seconded by Mr. Tabor, and passed unanimously.

5. APPROVAL OF MINUTES

The minutes of August 13, 2024 were amended and approved.

Mr. Weir reported that there are no hearing dates set on the upcoming DRB schedule, but that there will be subdivisions coming forth based upon recent sketch plan reviews which have been held.

6. ADJOURNMENT

The public portion of the meeting was adjourned at 7:28 pm to move into deliberations.

7. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary