



WAITSFIELD PLANNING COMMISSION AGENDA

June 18, 2024 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson
AnnMarie Harmon, Vice-Chair
Alice Peal
Jonathan Ursprung, Chair
Vacant

Planning & Zoning Administrator

J. B. Weir

Town Administrator

Vacant

Town Clerk

Jennifer Peterson

Town Treasurer

Vacant

Waitsfield Town Office

4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.us

THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

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

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **APPROVAL OF MINUTES – MAY 21, 2024 (10 +/- min)**
5. **APPROVAL OF MINUTES – JUNE 4, 2024 (10 +/- min)**
6. **ALICE UPDATE (15 +/- min)**
 - a. CVPRC
 - b. Climate Action Plan
7. **GROUNDWATER PROTECTION OVERLAY (20 +/- min) JB**
8. **VILLAGE MASTER PLANNING (30 +/- min) AnnMarie/JB**
9. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
10. **OTHER BUSINESS (10+/-min)**
 - a. PC Vacancy
11. **ADJOURNMENT**

**Waitsfield Planning and Zoning Administrators Report
Planning Commission June 4, 2024 meeting**

7. Groundwater Protection Overlay District

At last meeting, commissioners were introduced to the GPOD map, standards and definitions. There were three remaining tweaks which had been highlighted by Town counsel for review. The PZA has incorporated that feedback into the final draft which is included in the packet.

As discussed at last meeting, the formal adoption procedure comes down to a 30-day notice for the PC public hearing, followed by submission of the new bylaws to the SB for their own adoption process (15 days warning). There is no rush for formal adoption. *The PZA recommends that the Board delineate a goal for an adoption timeline, based upon any other clean up that could be incorporated into this adoption process. The Board may, at the very least, give a couple months' time for members to review the existing bylaws for any inconsistencies, errors or even grammatical fixes. Alternatively, the Board could just proceed to the adoption phase.*

For more information on Source Water Protection generally, click [here](#).

8. Village Master Planning (MPG)

SE Group is working on a draft contract for the MPG, which should be sent to the PZA on Monday or Tuesday, prior to the meeting, The PZA will send it out to commissioners once received and it should be reviewed at this meeting. The Selectboard will need to review and approve the contract (and sign) at its next meeting on June 24. *Members should review the draft contract for discussion and approval at this meeting.*

Once the contract is in place, we should plan on having SE Group and the steering committee back for a regularly-scheduled PC meeting. This should take place at the first meeting in July. Despite meeting with Alex at last meeting, the first meeting in July is more suitable for the official kickoff of the project. With a signed contract and revised timeline and deliverables, members will be able to better identify a meeting schedule going forward.

9. Wastewater Planning Project Update

The bond vote PASSED! And overwhelmingly so!

The ETT team will meet next week to finalize the updated ESA for final design. The MPM (Annie Decker Dell'Isola) and Robin Morris have drafting connection agreements for priority

parcels. These agreements will be going out next week to landowners. Jon Ashley is in the process of updating the drawings for the service line connections. The team is figuring out how best to accomplish an onsite wastewater loading test in order to receive discharge permit approval. This requires creating a trench at the Munn site and hauling in wastewater from off-site.

I am pleased to announce that the project has been included on Senator Welch's CDS list for \$2.5 million. Additional submittals were sent this past week to USDA to satisfy the remaining requirements for that grant package. Team members have reached out to all the funders to let them know of the positive bond vote. Follow-up meetings are being scheduled for the coming weeks. Ms. Decker Dell'Isola and the PZA will be completing the Step II Design funding application for CWSRF. It is anticipated that available subsidies will be equivalent to the other stages, approximately \$125,000. This application will be submitted to CWSRF along with the updated ESA for final design.

The Town website page for the project has been updated and can be found [here](#).

The story map page can be found [here](#).

10. Other Business

Becca Newhall will be in attendance at the meeting and has submitted her resume and letter of interest in fulfilling the vacancy on the Board. Members should vote on her recommendation to the Selectboard for fulfilling the PC vacancy. The Selectboard next meets on June 24.

Upcoming trainings/webinars: *None at this time.*

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, May 21, 2024
Draft

Members Present: Beth Cook, Bob Cook, AnnMarie Harmon, Alice Peal, Jonathan Ursprung
Members Absent: Emma Hanson
Staff Present: JB Weir, Planning and Zoning Administrator
Others Present: Jeff Campbell, Rebecca Campbell, Keith Cubbon (CVRPC), Fred Messer (Emergency Management Coordinator), Brian Voigt (CVRPC)

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:01 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items.

No adjustments were made to the agenda.

3. Public Forum.

Nobody requested time to address the PC.

4. Approval of Minutes

The minutes of May 7, 2024 were approved.

5. Public Hearing: Local Hazard Mitigation Plan (LHMP)

Alice Peal provided some background information on the LHMP, noting that she, Fred Messer, Claire Ireland, Iras Shadis and Luke Foley worked on this update with Keith Cubbon. Keith then reviewed the Plan and its relation to the State Plan, ERAF rates and disaster relief funding. He presented a matrix of specific mitigation actions, for which he requested that the PC provide ranking and cost estimate information. Keith explained that he will compile the ranking feedback provided, and place the highest ranked items into a Mitigation Action Table included in the LHMP. He outlined the adoption process which will be followed, from Selectboard approval to Vermont Emergency Management adoption, and finally to FEMA. Jonathan indicated that he would work with JB Weir to compile feedback provided by PC members and provide Keith with the input requested; AnnMarie Harmon indicated that she is available to assist with this process as well. The impact on the Town's Emergency Relief and Assistance Fund reimbursement rate was explained, as the LHMP's adoption will increase the level of reimbursement for which Waitsfield is eligible.

6. River Corridor Presentation

Brian Voigt provided an outline of River Corridor planning, explaining that Corridors have been defined by DEC, that some related plans exist from which towns may determine priority projects, and that adoption of River Corridor Regulations is an additional strategy for providing rivers the room they need to move. He explained that adoption of such regulations will also positively affect the Town's ERAF rate.

Brian provided some details of the differences in maps of Waitsfield's current Fluvial Erosion Hazard Overlay (FEHO) and the River Corridors as mapped by DEC, noting they are very similar, but that

there are some additional areas to be included in the adoption of River Corridor Regulations. Alice indicated that she has been working with Brian to draft these bylaws, using Waitsfield's current FEHO bylaws as well as DEC's model regulations. The draft document is available for review, and any comments may be provided to Alice.

Brian confirmed that he would share the slides and resource links included in his presentation with the PC.

The progress of the current Flood Area mapping updates being completed by FEMA was outlined by Brian; he indicated that he would keep the PC apprised on any upcoming work sessions related to proposed changes. Brian also outlined the few items in the Flood Hazard regulations that will need to be addressed.

7. Village Master Planning

Formal Recommendation to Selectboard Update – AnnMarie confirmed that the Selectboard was informed that there will be some changes to the deliverables outlined in the contract with SE Group; the Selectboard approved contracting with SE Group for this work.

Meeting with Shannon Morrison June 3 – PC members are invited to join this meeting (Zoom).

Project Kick-off PC Meeting June 4

Steering Committee/PC Process – The SC will be meeting on May 28 to outline the new scope of work

8. Wastewater Planning Project Update

Bob Cook provided some updates, noting good progress on all fronts. He outlined the locations of pump stations for the group, confirming that they will all be underground units, with only some power access infrastructure located at the surface.

Jonathan noted that the public meeting went well, and that the Outreach team is working to ensure that people understand the purpose of the bond vote as supporting external funding.

9. Other Business

PC Vacancy – Becca Newhall is still potentially interested in joining, but outreach is also continuing.

10. Adjournment

The meeting adjourned at 9:17 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, June 4, 2024
Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Jonathan Ursprung

Members Absent: Alice Peal

Staff Present: JB Weir, Planning and Zoning Administrator

Others Present: Alex Belenz (SE Group), Sean Lawson, Robin Morris (Water Commission), Becca Newhall, Sam Robinson (MRVPD), Mac Rood

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:04 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items.

It was noted that the Minutes would not be reviewed until the next PC meeting.

3. Public Forum.

Nobody requested time to address the PC.

4. Groundwater Protection Overlay

Robin Morris presented a map of the Water Supply aquifer, and reminded the group that current Source Water Protection measures are discretionary for landowners in the aquifer region. Options moving forward are to keep things as they stand, draft an Ordinance, purchase the aquifer land, or adopt a Source Protection Overlay District as part of the Town's Land Use Regulations. The Water Commission (WC) is proposing the Overlay District be adopted, as a strategy for being thoughtful about any development taking place in the area of the aquifer. Robin noted that the main concern is PFAS contamination; the most recent testing did not detect any of these substances.

The three zones included in the Overlay were reviewed, including the allowances and prohibitions for different types of development/land use in each. Robin explained that State level information was used in developing the document, and that it has undergone Town legal review as well as WC review. The WC is suggesting that the current draft be amended to only allow for a hydrologist to review the two year time of travel for septic discharge; currently there is also an allowance for a certified engineer to do this review. JB noted that he will review this change with the Town's attorney, that motorized vehicle use in the Overlay also needs to be clarified, and that stormwater retention measures also need to be incorporated for development in the Overlay. He indicated that he will have a final draft available for PC review at an upcoming meeting.

Robin explained that the WC has been reaching out to landowners impacted by the Source Protection Plan update, providing a chance for comments, and indicated that once the draft Overlay language is finalized, a public hearing will be set up and noticed.

5. Wastewater Planning Project Update

The vote for approval of the system is coming up, the Selectboard has held their informational meeting and there have been coffee hours on Fridays. The Committee recently visited the Sugarbush facility, which is a similar design to what is planned for Town, and is working on connection policies and guidelines, as well as connection letters for residents/businesses.

6. Village Master Planning

It was explained that the Steering Committee had expressed concern regarding the ability to determine existing conditions and constraints related to wetland impacts, as it has been decided to move the wetland focus areas primarily to a second phase of the overall Master Planning project. However, it had been confirmed at the recent SC meeting that there will be wetland analysis work as part of this initial phase, and that it is generally the enhancement or development of wetland areas that will not be addressed until the second phase.

It was confirmed that Fiddler's Green and the Fairgrounds parcel are encompassed by this project.

Update on Meeting with Shannon Morrison

Points brought forward by Shannon included the need to pay attention to downstream impacts of any development plans, as these will affect the Bridge Street area and the river corridor moving north from there. Shannon also explained in more detail the 'in lieu' fee for encroachment, noting that Ducks Unlimited is the recipient of those funds, to be used for wetland enhancement. It was discussed that, while there is also potential for housing outside of Irasville but within the scope of the wastewater system being proposed, the MPG was awarded for a focus on the Irasville area.

Alex Belenz mentioned that the area's high water table, past development, and other factors would all be taken into consideration, and that his understanding from meeting with Shannon is that the wetlands create a big constraint on development opportunities between Irasville and Bridge Street. He confirmed that this does not significantly impact the project deliverables outlined, as this has been understood all along, and that he found the information from Shannon to be educational, but not discouraging.

The revised scope/deliverables/timeline document was discussed; Alex noted that wetlands and other environmental constraints will be rolled into the other aspects of the project. He also explained that PC/SC/public engagement is needed to understand what is trying to be achieved; this will be a continuation of the Bylaw Modernization outreach, and will serve both educational and feedback solicitation purposes.

Alex further noted that a web site will be developed, and that the design phase will begin with some conceptual presentation for public engagement. Once more concrete designs are available, they will also be presented to the public, and the strategic steps necessary to implement plans will be defined. He emphasized that wetlands implications will be part of the entire process, with a clear set of expectations to be outlined regarding future impacts. He explained that the initial design would include features such as layouts of new roads, greenway connections, locations for placement/grouping of structures, etc. and that this will be an iterative process.

The details of the work plan were discussed further, and some minor adjustments made. Alex noted that there will be some overlap of phases, and that the Design Phase encompassed many aspects of the project.

PC/VMPSC meeting schedule

Alex reviewed the proposed timeline for the project, broken down into five phases, indicating that this is likely a year-long project. He explained that a charette will be helpful for presenting information and receiving feedback from residents, likely to be scheduled at about midpoint in the project if it is decided that this will be a beneficial format. It was discussed that SE Group representatives will likely meet with the full SC monthly or a little less frequently, but that a smaller group (AnnMarie, Mac, JB) would likely meet with them more often for some of the more detailed work.

Sean Lawson raised some questions related to the change in the project scope regarding wetlands, explaining that he would like to see where in Irasville there is infill potential and where there is opportunity to enhance the existing wetlands. Alex confirmed that this will be done using existing information and that the scope of work might include such language, but that there will not be on-the-ground verification of delineations, etc. at this time.

JB confirmed that he will send MPG contract language to Alex for review by SE Group. Once a contract is prepared outlining the scope and schedule, it will be presented to the Selectboard for approval.

Jonathan asked that it be kept in mind that commercial development opportunities, as well as residential, are to be considered in this project's work.

7. Approval of Minutes

Approval of the Minutes was postponed.

8. Other Business

PC Vacancy – Becca introduced herself and provided some background information, PC members explained the time commitment involved and outlined upcoming focus areas for the Commission.

9. Adjournment

The meeting adjourned at 8:56 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

Table 2.12
Groundwater Protection Overlay (GPO) District

A. **Purpose:** The Town of Waitsfield recognizes that many residents rely on groundwater for their safe drinking water supply, and that certain land uses have the potential to contaminate groundwater, particularly in shallow/surficial aquifers, or when contaminants can get into a bedrock aquifer. To ensure the protection of these drinking water supplies, this bylaw establishes a zoning overlay district to be known as the Groundwater Protection Overlay District (“GPOD”).

The purpose of the GPOD is to protect public health, safety and welfare by minimizing the potential for contamination of vulnerable aquifers and source protection areas as authorized under 24 V.S.A. §4414(2), as well as preserving and protecting existing and potential sources of drinking water supplies. It is the intent of the Town of Waitsfield to accomplish this through the adoption of this GPOD, which provides standards to regulate particular uses of land and land development with the foregoing purpose in mind, in addition to those currently imposed by existing zoning districts or other state and federal regulations. It is intended that public education and cooperation will complement this effort.

The GPOD is superimposed on the Agricultural-Residential District and Forest Reserve District or other zoning districts within the area of the mapped GPOD and shall apply to all land development within the GPOD.

Land development authorized or allowed in a portion of one of the underlying zoning districts that falls within the GPOD must additionally comply with the requirements of the GPOD. Uses or structures prohibited in the underlying zoning districts shall not be permitted in the GPOD.

B. ZONES WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT

1. Establishment of District Boundaries

The Groundwater Protection Overlay District (“GPOD”) is defined as being the areas shown on the Waitsfield Water Supply SPA Map as within wellhead/aquifer protection areas. The Groundwater Protection Overlay District consists of the wellhead/aquifer protection locations from the Vermont Agency of Natural Resources Water Supply Division digital data. The Groundwater Protection Overlay District is an overlay district, which imposes additional requirements and restrictions to those in the underlying zoning district. In all cases, the more restrictive requirement(s) shall apply.

2. Lots Divided by the Overlay District

Where the boundary of the Groundwater Protection Overlay District divides a lot of record such that part of the lot falls within the Groundwater Protection Overlay District and part of the lot is outside of it, the provisions of this Article shall only apply to that portion of the lot within the boundary of the Groundwater Protection Overlay District.

3. Zones 1 and 2: Drinking Water Critical Impact Zones

Zone 1 is the protective isolation zone, a 200 feet radius circle centered on the public water source. Zone 2 is the primary recharge area contributing water to the source.

- a. **Permitted Uses:** Zone 1 is restricted to the following permitted uses alone (there are no conditional uses). Permitted land uses in Zone 1 will be restricted to:
- i. source operation and maintenance
 - ii. outdoor recreation facilities, except no structures, including accessory structures, constructed for or associated with such regulation may be located within Zone 1.
 - iii. agricultural and forestry uses, provided that fertilizers, pesticides, manure and other leachable wastes are used according to the Accepted Agricultural Practices as prescribed by Vermont Agency of Agriculture, Food and Markets as applicable and are not applied within 200 feet of the water source. All said leachable wastes must be stored under shelter away from precipitation and should be designed and used with secondary containment measures, as applicable.
- b. **Conditional Uses:** All proposed development in Zone 2 is subject to Conditional Use review by the Development Review Board. Development is restricted to the Permitted or Conditional uses as allowed in the underlying Zoning District except for prohibited uses in subsection (B)(3)(c), below. All uses must:
- i. Meet the Performance Standards as outlined for the GPOD in subsection (B)(5)
 - ii. If new wastewater is required, satisfy the standards of subsection (B)(3)(d), below, with regard to Two-Year Time-of-Travel Distance
- c. **Prohibited Uses:** Uses prohibited in the underlying zoning districts shall not be allowed in the GPOD. To the extent allowed in the underlying districts, the following uses are prohibited in the GPOD:
- i. On-site disposal, bulk storage, processing or recycling of toxic or hazardous materials or wastes
 - ii. Underground storage tanks, except septic tanks as regulated and approved by the Vermont Department of Environmental Conservation, Wastewater Management Division that meet the standards of subsection (B)(3)(d) (Two-Year Time-of-Travel)
 - iii. Industrial uses which discharge contact-type process waters on-site
 - iv. Unenclosed storage of road salt
 - v. Dumping of snow carried from off-site
 - vi. Automotive-related uses: Automobile Repair, Automobile Repair Service, automobile service stations, repair garages, carwashes, junkyards, and truck stops
 - vii. The siting or operation of a wastewater lagoon
 - viii. Automobile Sales, and storage, lease or rental of used and new cars, all-terrain vehicles or other motorized vehicles, including but not limited to lawnmowers, snowmobiles or sidewalk plow vehicles, motorcycles, and dirt bikes
 - ix. Laundry and dry-cleaning establishments

- x. Salvage yards, landfills, recycling depots
- xi. Cemetery
- xii. Commercial Water Extraction for purposes other than supplying the public water system associated with the protection area, including geothermal systems.
- xiii. Extraction of Earth Resources
- xiv. Battery storage systems

- d. **Two-Year Time-of-Travel:** Approval of land development proposing use of in-ground wastewater disposal system within the two-year time-of-travel boundary is prohibited unless it can be certified by a licensed hydrologist with experience in wastewater system design that the discharge from the wastewater disposal site is not hydraulically connected to the drinking water aquifer below the GPOD, or that additional information is presented to document that a two-year time-of-travel is met or exceeded to the existing or potential water supply source within the GPOD.

4. Zone 3: Drinking Water Potential Impact Zone

Zone 3 is established as the remainder of the GPOD not included in Zones 1 and 2 as identified in the Waitsfield Water Supply SPA as mapped by the Vermont Agency of Natural Resources Department of Environmental Conservation, but deemed necessary to ensure adequate protection of public drinking water supplies.

- a. **Permitted Uses:** All uses allowed in the underlying zoning districts provided that they can meet the Performance Standards as outlined in subsection (B)(5), below, for the GPOD.
- b. **Conditional uses:** All conditional uses permitted in underlying districts provided they can meet performance standards outlined in subsection (B)(5), below, for the GPOD.

5. Performance Standards

The following permitting standards shall apply to all uses and land development in Zones 1, 2 and 3 of the GPOD:

- a. Any conditionally permitted facility involving the collection, handling, manufacture, use, storage, transfer or disposal of hazardous material or hazardous wastes must have a secondary containment system that is easily inspected and maintained, whose purpose is to intercept any leak or release from the primary containment vessel or structure. At a minimum, the secondary containment system must be designed and constructed so it is capable of handling at least 110% of the primary containment vessel or structure. Underground tanks or buried pipes carrying such materials must at a minimum have double walls, cathodic protection and inspectable sumps.
- b. Open liquid waste ponds containing hazardous material or hazardous wastes will not be allowed without a secondary containment system and shall not be located within Zone 1.

- c. Storage of petroleum products in quantities exceeding 300 gallons at one locality in one tank or series of tanks must be in elevated or above-ground tanks; such tanks must have a secondary containment system as noted in subsection (B)(5)(a), above. Storage of petroleum products in any quantity is prohibited within Zone 1.
- d. All permitted facilities must adhere to appropriate federal and state standards for storage, handling and disposal of any hazardous material or hazardous waste.
 - i. All conditionally permitted facilities must be designed to include, and operate pursuant to, an acceptable contingency plan for preventing hazardous materials and/or hazardous wastes from contaminating the shallow/surfacial aquifer should floods, fire, or other natural catastrophes, equipment failure, or releases occur:
 - (a) All conditionally permitted underground facilities shall include, but not be limited to a monitoring system and secondary standpipe above the 100-year flood control level, for monitoring and recovery. For above-ground conditionally permitted facilities, an impervious dike, above the 100-year flood level and capable of containing 110 percent of the largest volume of storage, will be provided with an overflow recovery catchment area (sump).
 - (b) All conditionally permitted facilities shall include firefighting plans and procedures, a fire retarding system, and provide for dealing safely with any other health and technical hazards that may be encountered by disaster control personnel in combating fire. Hazards to be considered are pipes, hazardous materials, hazardous wastes, or open flames in the immediate vicinity.
 - (c) For equipment failures, plans for conditionally permitted facilities that use, maintain, store, process or produce hazardous materials and/or hazardous wastes shall include, but not be limited to, below-ground level, removal and replacement of leaking parts, a leak detection system with monitoring, and an overfill protection system; and above-ground level, liquid and leaching monitoring of primary containment systems, the replacement or repair and cleanup and/or repair of the impervious surface.
 - (d) For any other release occurring, the owner and/or operator shall report all incidents involving liquid or chemical material to the Waste Management Division of the Vermont Agency of Natural Resources in accordance with applicable laws and shall simultaneously notify the Town of Waitsfield Zoning Administrator, Town Administrator, or Selectboard Chair

immediately, and no later than two hours, after notice is given to the Vermont Agency of Natural Resources.

- ii. Since it is known that improperly abandoned water wells can become a direct conduit for contamination of groundwater by surface water, all abandoned wells within the GPOD shall be properly plugged according to State regulations.

DRAFT

Section 7.04 Groundwater Protection Area Regulation Definitions

AQUIFER. A geological formation, group of formations or part of a formation either composed of unconsolidated rock, sand, gravel, or other unconsolidated soils, or composed of bedrock, with an interconnected series of crevasses, fractures, joints, faults, cleavages, bedding planes, porosity, or other geologic features that allows groundwater to move in the subsurface environment and is capable of storing and yielding groundwater to wells and springs.

CONTAMINATION. An impairment of water quality by chemicals, biologic organisms, or other impurity or extraneous matter regardless of whether it affects the potential or intended beneficial use of drinking water.

FACILITY. All contiguous land, structures, other appurtenances, and improvements on the land that is built, installed, or established for a particular purpose. A Facility may consist of several operational units.

GRAY WATER. All domestic wastewater except water discharged from a toilet or similar facility for excrement of human waste.

GROUNDWATER. Water below the land surface in a zone of saturation.

GROUNDWATER PROTECTION OVERLAY DISTRICT. A zoning district that is superimposed on all underlying zoning districts in the Town of Waitsfield. It includes all lands that are included in the definitions of Zones 1, 2 and 3 of the GPOD, and is included in the Official Map of the Town of Waitsfield. This district may include specifically designated recharge areas that collect precipitation or surface water and carry it to aquifers.

HAZARDOUS MATERIAL means all petroleum and toxic, corrosive or other chemicals and related sludge included in any of the following:

- (A) any substance defined in section 101(14) of the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980;
- (B) petroleum, including crude oil or any fraction thereof; or
- (C) "Hazardous Waste," as defined below, by 10 V.S.A. § 6602(4) or any Vermont Agency of Natural Resources regulation governing the use of hazardous wastes, and including but not limited to nuclear, source, or by-product material as defined by the Atomic Energy Act of 1954 as subsequently amended and codified in 42 U.S.C. § 2014;
- (D) "Hazardous material" does not include herbicides and pesticides when applied consistent with good practice and conducted in conformity with federal, state and local laws and regulations and according to manufacturer's instructions.
- (E) "Hazardous material" does not include livestock wastes.

HAZARDOUS WASTE. Any waste or combination of wastes of a solid, liquid, contained gaseous, or semi-solid form, including, but not limited to those which are toxic, corrosive, ignitable, reactive, strong sensitizers, or which generate pressure through decomposition, heat or other means, which in the judgment of the Secretary of the Vermont Agency of Natural Resources may cause, or contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, taking into account the toxicity of such waste, its persistence and degradability in nature, and its potential for assimilation, or concentration in tissue, and other factors that may otherwise cause or contribute to adverse acute or chronic effects on the health of persons or other living organisms, or any matter which

may have an unusually destructive effect on water quality if discharged to ground or surface waters of the state. The storage and handling of livestock wastes and by-products are specifically excluded from this definition.

LAND DEVELOPMENT. The construction, reconstruction, expansion, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any change in the use of any building or other structure, or land, or extension of use of land. The subdivision of land, including the division of a parcel into two or more parcels, is included in the definition of “Land Development” for the purposes of these Zoning Bylaws, although the subdivision of land is regulated under the Town of Waitsfield Subdivision Regulations, as most recently amended.

PRIMARY CONTAINMENT FACILITY. A tank, pit, container, pipe or vessel of first containment of a liquid or chemical, excluding the storage and handling of livestock wastes and by-products.

PUBLIC WATER SUPPLY. Any system(s) or combination of systems owned or controlled by a person, that provides drinking water through pipes or other constructed conveyances to the public and that has at least 15 service connections or serves an average of at least 25 individuals daily for at least 60 days out of the year. Such term includes all collection, treatment, storage and distribution facilities under the control of the water supplier and used primarily in connection with such system, and any collection or pretreatment storage facilities not under such control that are used primarily in connection with such system. In addition, this includes any water supply system with ten or more residential connections. Public Water System shall also mean any part of a system which does not provide drinking water, if use of such part could affect the quality or quantity of the drinking water supplied by such system.

RELEASE. Any intentional or unintentional action or omission resulting in the discharge, leak, pumping, pouring, emitting, emptying, dumping, disposal or spill of a potential contaminant including a hazardous material and/or hazardous waste, excluding the storage and handling of livestock wastes and by-products, onto the lands of the Town or into waters within the boundaries of the Town.

SECONDARY CONTAINMENT FACILITY. A second tank, catchment pit, pipe, or vessel that limits and contains a hazardous material or hazardous waste leaking or leaching from a primary containment area; monitoring and recovery are required excluding the storage and handling of livestock wastes and by-products.

SPILL RESPONSE PLANS. Detailed plans for control, re-containment, recovery and clean up of hazardous material and/or hazardous waste releases, such as during fires or equipment failures.

STORMWATER TREATMENT PRACTICE (STP). A man-made drainage structure, conveyance, catch basin, and any other appurtenant device or structure where stormwater is collected, transported, pumped, treated, or disposed of.

STORMWATER RUNOFF. Excess water from rainfall and snow melt that does not evaporate or penetrate into the ground, which flows overland and is collected and transported to the waters of the State of Vermont or the United States, including material dissolved or suspended in it, but does not include discharges from undisturbed natural terrain or wastes from combined sewer overflows.

TIME-OF-TRAVEL DISTANCE. The distance that groundwater will travel in a specified time. This distance is generally a function of the permeability and/or slope of the aquifer.

Waitsfield Water Supply SPA

Legend

- Road
- Town Boundary
- 100 FT Contour
- 20 FT Contour
- Zone 1
- Zone 2
- Zone 3



Waitsfield

Northfield

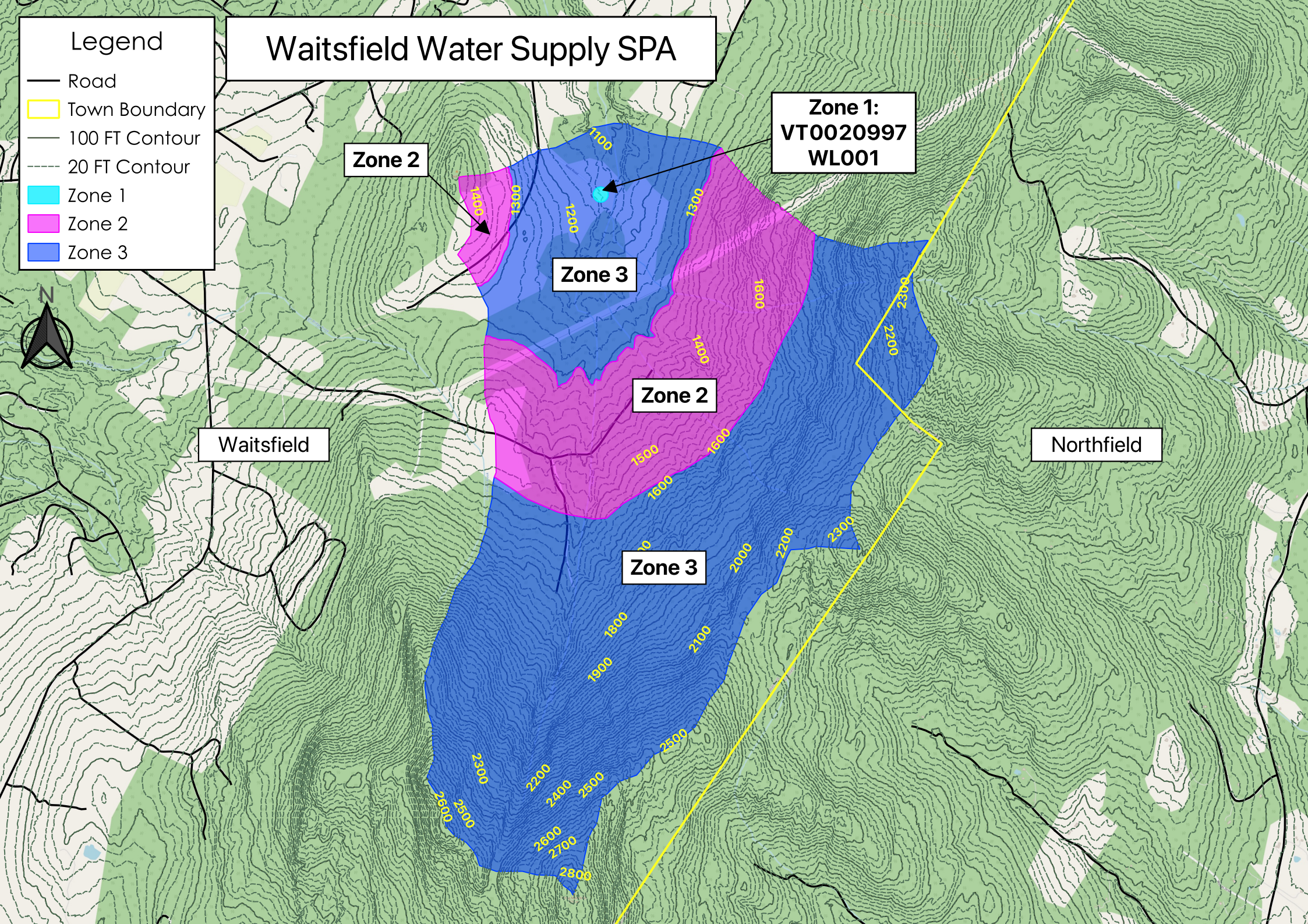
**Zone 1:
VT0020997
WL001**

Zone 2

Zone 3

Zone 2

Zone 3



From: [Becca Newhall](#)
To: pza@gmavt.net
Subject: Planning Commission
Date: Wednesday, June 5, 2024 3:34:40 PM
Attachments: [Newhall Resume 2024.docx](#)

JB -

I am writing to formally let you know that I would like to be part of the Waitsfield Planning Commission. Since starting to be here year round in 2020, I have been wanting to give back to this community that welcomed us so graciously in the midst of a pandemic. So far I have done that through my role as Secretary for the Waitsfield PTA, Co-Director of the Ski and Skate Sale, and now I hope to utilize my professional background in Environmental Management as a member of the Planning Commission.

We are lucky to live in this beautiful town in the heart of the Green Mountains. Our natural resources make this a mecca for tourism; while families living here value the sense of peace that overlays this valley. Meanwhile we are currently facing a housing struggle that no one imagined, and businesses are struggling to attract and retain staff. I hope that I am able to help this community protect the natural resources we value, while enhancing our local economy and affordability, through smart planning.

I have attached my resume, for your consideration. Please let me know if you have any questions.

- Becca

Becca Newhall
240-687-6235

REBECCA NEWHALL

becca.newhall@gmail.com
240-687-6235 (cell)

Strengths: Leadership, communication, organization, team building, facilitation.

PROFESSIONAL EXPERIENCE

Coastal Management Specialist National Ocean and Atmospheric Administration (NOAA), Office for Coastal Management, Gloucester, MA 10/12/2010 – 10/13/2022

Liaison to Maine, New Hampshire, and Massachusetts State Coastal Zone Management Programs, under the Coastal Zone Management Act. Connect programs to national and regional resources to address programs needs identified via management of cooperative agreements (up to \$5.6M) and program reviews. Regularly participate in program reviews and evaluations.

Project lead (including securing \$300K in funding, project plan development, coordination of partners and topic experts, contract management, project review, and outreach plan and implementation) for a state driven effort to create a uniform benthic map of the Gulf of Maine for pre-review of ocean uses proposals, including wind energy.

Co-Chair for Northeast Regional Ocean Council Habitat Classification and Ocean Mapping Subcommittee (2014-2022); represent the committee as a member of the Northeast Regional Ocean Council Executive Committee; develop committee workplans and project ideas and then lead their implementation including regional discussions on ocean mapping planning coordination, techniques for habitat classification, and emerging mapping technology.

Co-Chair of the Gulf of Maine Council Working Group (two years) and NOAA representative (2011-2022), a bi-lateral organization comprised of US and Canadian governments, non-profits and tribal representation. Streamlined processes allowing the group to focus on collaboration and cross boundary/organizational learning.

Member of the Mass Bays National Estuary Partnership Program Management Committee (2015-2022). Provide leadership and direction on program's management plans. Connecting science, management and policy work in Massachusetts to NOAA training, tools, and data.

Lead targeted collaboration between two National Marine Fisheries Offices and the Office for Coastal Management to maintain NOAA's reputation as a premier agency. Bring multiple perspectives together to share messaging, ensuring joint understanding of NOAA's positions on topics engaging shared partners. Collaborate with NMFS colleagues to develop policy that allows cross office efficiencies.

Serve as Acting New England Regional Lead, for durations of up to three months, ensuring continuous regional and national coordination to support office priorities and mandates. Lead regional engagement in annual office planning.

Brief senior NOAA Officials and develop materials for congressional members; highlighting accomplishments, hot topics, regional needs and emerging topics.

Special Assistant to the Deputy Regional Administrator National Oceanic Atmospheric Administration National Marine Fisheries Service, Greater Atlantic Regional Fisheries Office (GARFO), Gloucester, MA 3/2021- 9/2021

Directly staffed the Deputy Regional Assistant Administrator. Participated in weekly office leadership meetings. Facilitated peer to peer sharing with leadership in sister office, and tasked managed joint projects. Represented office leadership at focused staff meetings on diversity and inclusions, and office moral. Coordinated leadership training on meeting design, and diversity and inclusion.

Enhanced communication across the office through improvements to weekly newsletter that lead to greater cross office understanding of ongoing activities and sense of community.

Organized and participated in office culture discussions including attitudes towards inclusion, approaches to meetings, and thoughts on what makes an effective hybrid workforce – all of which have had a positive long term impact.

Ecosystem-based Management Research and Development Coordinator New York Department of State, Albany, NY 05/2008 – 10/2010

Collected and utilized stakeholder input into both offshore uses for wind energy planning and ecosystem based management efforts, so state policy decisions protect and enhance local economies, natural resources, and culturally significant resources and activities.

Managed contracts and MOUs with contract companies, government agencies, and non-profit organizations, overseeing state resources while ensuring quality of projects related to ecosystem based management and ocean planning.

Staffed the development and implementation of Mid Atlantic Regional Council on Oceans (MARCO), including support for Governor Paterson.

Ecosystem Research Program Coordinator ERT on contract to National Oceanic and Atmospheric Administration, Silver Spring, MD 6/2006 – 1/2007

Coordinated development of annual and out year budget, and messaging for a \$167M matrix program composed of nine component programs from three NOAA line offices.

Coastal and Marine Conservation Specialist RSIS and ERT on contract to National Oceanic and Atmospheric Administration Special Projects Office, Silver Spring, MD, 3/2004 – 6/2006

Coordinated NOS Gulf Coast Recovery Activities following Hurricane Katrina and Rita, and delivered NOS leadership with recommendations for preparing for and responding to future disasters.

Coordinated federal data collection for the Marine Managed Areas inventory working with National Marine Fisheries Service, National Ocean Service, Fish and Wildlife, and the Mineral Management Service.

EDUCATION

Master of Environmental Management, May 2002

Nicholas School of the Environment and Earth Sciences
Duke University, Durham, NC

Concentration: Coastal science and policy.

Bachelor of Arts, May 1999

Colgate University, Hamilton, NY
Concentration: Geology.

Off-Campus Experiences: Semester in England, 1995; Sea Semester, 1997; Geology Field Course, 1998; Bahamas Field Study, 1999.

ADDITIONAL EXPERIENCE

Secretary, Waitsfield Elementary School Parent Teacher Association 2022 – Present

Co-Director, Waitsfield Ski and Skate Sale 2024

Corporation Member, Camp Fleur de Lis, Fitzwilliam, NH, 2012 - 2022

Certified Life Coach, iPEC, 2013

Level 1, Field Guide, Field Guide Association of Southern Africa 2007

2024 Waitsfield Planning Commission Work Plan			
	Tasks	Project	Timeline
		VILLAGE MASTER PLANNING	
1	Irasville Master Planning	This project will incorporate the updated wetland maps and include a review of the history of planning in Irasville. Segue from the By-Laws Modernization Grant work and Wastewater project.	Begins May 8
		Zoning and By-Laws	
1	GPOD	Groundwater Protection Overlay District to be adopted to protect certain land radii around the Town aquifer off Reed Road. This is being done at the behest of the Water Commission. The PZA has drafted the ordinance for the overlay and it is currently under review by the Town attorneys.	Summer 2024 - in process
2	Cannabis Land Use	Land use regulation related to Act 164 (Cannabis Tax & Regulation). Cannabis cultivation, testing, warehousing, and distribution which are NOT opt-in and are also not regulated by the state as agriculture. Become familiar with the Cannabis Control Board regulations and how they affect towns.	<i>PZA recommends holding off</i>
3	Limited Business District	Reviewing standards and purpose. Numerous people have approached the PZA with regard to developing housing in this area. As it stands, residential development is deterred in this area. However, given the proximity to the Town's future disposal field, future phasing of the wastewater system could allow for	
4	Additional Zoning Bylaws Amendments	These should be guided by the most recent legislative updates as well as topics that have come up over the past few months that staff has been tracking (temporary ADUs, updates to the sign standards, definition of story, etc.). Short term rentals should be a part of this discussion. Tasks in Chapter 4 of Town Plan - Housing	
		Town Plan	
1	Establish Framework for next Plan update	What must be updated for next iteration? What should be updated? Do we hire a planning consultant?	
2	Childcare	Satisfy statutory requirements with regard to support of childcare	
3	Energy Plan	Satisfy requirements of updated Energy Plan standards	