



WAITSFIELD PLANNING COMMISSION AGENDA

December 3, 2024 at 7:00 p.m.

Planning Commission

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

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

Planning & Zoning Administrator

J. B. Weir

Town Administrator

Vacant

Town Clerk

Jennifer Peterson

Town Treasurer

Steve Lewis

Waitsfield Town Office

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

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **APPROVAL OF MINUTES – OCTOBER 15 (10 +/- min)**
5. **GROUNDWATER PROTECTION OVERLAY (40 +/- min) JB**
6. **VILLAGE MASTER PLANNING (20 +/- min) Jonathan/JB**
7. **ALICE UPDATE (15 +/- min)**
8. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
9. **OTHER BUSINESS (10+/-min)**
10. **ADJOURNMENT**

**Waitsfield Planning and Zoning Administrators Report
Planning Commission December 3, 2024 meeting**

5. Groundwater Protection Overlay District

The proposed final draft of the new Table 2.12 for the Groundwater Protection Overlay District is included in the packet along with the corresponding definitions and map. The map was adjusted per recommendation of the Town attorney. The PZA has incorporated the attorney's feedback and made the edits as suggested at last meeting. Specifically, the PZA had added to the definition of "hazardous waste" a line that excludes propane and residential heating oil from the definition. This would allow for propane and oil tanks in the pertinent Zones only insofar as utilized for residential heating purposes.

The PZA has included a possible adoption timeline for the GPOD in the packet. The proposed Planning Commission public hearing date is January 21, 2025.

6. Village Master Planning

Last meeting served as a debrief from the first community open house for the project. The PZA is awaiting the photos of the dot boards to share with the entire PC. The project website can be found [here](#). And is linked off the Town webpage [here](#).

No meetings of the VMPSC have been had since its own debrief of the event on November 19.

The next meeting of the VMPSC will be on December 17th at 10:30am.

8. Wastewater Planning Project Update

The ETT team continues to meet to identify final proposed pump station locations. The PZA is also reaching out to remaining priority parcel owners who have not submitted their connection agreements. There are only about 7 remaining.

As mentioned at the last meeting, Joshua Schwartz submitted an application to get on the CVEDC's Regional Project Priority list, a requirement to be able to apply for Northern Border Regional Commission (NBRC) money in the spring. We received word last week that the community wastewater project is #2 on the regional project priority list! The first-ranked project is also *not* seeking money but only recognition. This ranking will set the Town up well when applying for the NBRC grant in the spring.

As of 11/18/24, the Town website page for the project has been updated and can be found [here](#).

8. Other Business

The PZA has included in the packet the 2024 work plan. Jonathan may have an update on the MRVPD since the last meeting.

The Board could use some time this meeting to discuss work for 2025. Aside from the master planning project, which will continue to be a top priority of the commission throughout most of 2025, the Board may want to think about diving into the Limited Business District standards early in 2025. The PZA has fielded many questions about housing potential in this area and it may be time for a fresh look.

Upcoming trainings/webinars:

Understanding Vermont Conservation Design: The data behind BioFinder

Vermont Conservation Design is the data and the vision that powers the BioFinder website. It is a prioritization tool that identifies the lands and waters most important for maintaining Vermont's ecologically functional landscape – one that conserves current biological diversity and allows species to move and shift in response to climate and land-use changes. Vermont Conservation Design allows users to see patterns in Vermont's forests and waterways, and identify the places that connect both into a functional network. The Design was just updated with new landscape scale components and Wildlife Road Crossings. It now features more accurate edges of the habitat blocks, that allow for a better understanding of the pattern and network of connected forests. Join us to learn more about this important conservation science.

Presenters:

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

David Moroney, Conservation Planning Specialist, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following three dates:

Session 3: Thursday, December 12, 2024 1:00pm-2:00pm. [Register](#)

Sharing Like Cats and Dogs: Bobcats & Coyotes on the Vermont Landscape

Bobcats and coyotes compete for resources across Vermont. Yet they go about it with very different styles and have settled into an equilibrium since coyotes first appeared in our state in the mid 20th century. Bobcats tend to be more elusive, while their canine counterparts are much

more public. Together, these mid-sized mammals occupy a niche in Vermont's ecology that teaches us about the need for an inter-connected landscape. Join Furbearer Project Leader Bree Furfey for an exciting deep dive into the biology, ecology and landscape needs of these two iconic species. We'll also discuss land-use planning strategies that your town can use to ensure their continued presence throughout Vermont.

Presenters:

Brehan Furfey, Wildlife Biologist, VT Fish and Wildlife Department

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following two dates:

Session 2: Tuesday, December 3, 2024 2:00pm-3:00pm. [Register](#)

Gray and Green Infrastructure: How Vermont's bridges and culverts add to our network of connected lands and waters.

Roads can act as barriers to wildlife movement, and yet our bridges and stream culverts are potential passage for Vermont's fish and wildlife to move underneath without danger. In addition to giving fish and other aquatic species plenty of space to swim through, many of these structures are designed to accommodate large floods and move debris during extreme rainfall. This means that at normal flow levels, wildlife can walk through the structure alongside the stream. However, some of our older structures are undersized and present a constriction for floodwaters as well as for fish and wildlife movement. A team of researchers has created the Terrestrial Passage Screen Tool that is now available on BioFinder to assess the "passability" of bridges and culverts on the state road system and help in prioritizing which structures might be best replaced to facilitate wildlife movement. Join Conservation Planner Jens Hilke from Vermont Fish & Wildlife to learn the science behind this new tool and learn how it may be used to help prioritize structures for replacement to facilitate wildlife movement.

Presenters:

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following two dates:

Session 2: Monday, December 16, 2024 3:00pm-4:00pm. [Register](#)

Land Use Reform – Municipal Training

Recently, Vermont has had major changes in land use law. Interested in learning more?

See the attached flyer in the packet.

Central Vermont Regional Planning Commission is offering a training on land use reform and how it affects your town. All are welcome: municipal officials, volunteers, and anyone who wants to find out how they can get involved!

Topics will include: Act 250 reform, flood safety, housing, conservation, and more.

Please join us online or in person on Thursday, December 19 at 6PM - see attached flyer for details - and forward this invitation to anyone who might be interested. We hope to see you soon!

<https://centralvtplanning.org/>

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, October 15, 2024
Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, Becca Newhall, Jonathan Ursprung
Members Absent: AnnMarie Harmon, Alice Peal
Staff Present: JB Weir, Planning and Zoning Administrator
Others Present: None

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:00 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.

Alice's updates were removed from the agenda.

3. Public Forum.

No members of the public were present.

4. Approval of Minutes

The minutes of October 1, 2024 were approved.

5. Village Master Planning

JB had provided PC members with a link to the video of the Steering Committee meeting held earlier in the day, and summarized that the group reviewed the website progress as well as work previously completed by SE Group and the PC. The final part of that meeting was spent discussing the objectives list with SE Group, and Jonathan noted that this list should be reviewed by the PC, as inclusion of items to be covered is important.

JB explained that he was confirming venue availability for a November 21 public facing event; that meeting will provide a presentation of work so far, an outline of the design process, and request for feedback from local residents. PC members agreed that this would be open to residents outside of Waitsfield, with input gathered to be differentiated by residency. The potential for differentiating feedback received from Town residents was mentioned. A larger event is planned for late winter/early spring.

Discussion then turned to the design objectives which had been outlined and what features should be included as areas of focus during the upcoming work. Jonathan noted that some comments had been provided by Alice, and indicated that any comments from those present that arose following the meeting should be emailed to JB, Alex, Jonathan, and Mac (the core team).

Jonathan spoke of the possible development of some type of building or enterprise that might serve as an anchoring point in Irasville, providing the example of a hotel; it was agreed that public opinion should be sought on this topic.

The group then discussed several of the proposed design objectives:

- Housing
 - Seventy new dwelling units possible upon completion of the wastewater system
 - Desire to set an achievable goal, such as up to 70, rather than a hard number
 - Caution to not sacrifice other features of the overall desired built pattern for the sake of achieving maximum dwelling units
 - Green space important, create area where people want to spend some time
 - Elements for all age groups important
 - Two to three stories envisioned for structures, minimum of two, but that is not a cap
- 'Affordable' can be confusing
 - Affordable is important, but do not need to be exclusively affordable
 - Beneficial to address first-time homeowners, senior living
 - Age and income diversity also to be addressed/encouraged
- Commercial
 - Mixed use and redevelopment both important aspects
 - Expand points raised to include shared spaces, community
 - Area is becoming more of a two-season rather than one-season resort
- Transportation
 - Slow Road as Main Street
 - Wetland hindrances
 - Exploration of this concept to be continued
 - Anchoring structure in Main Street viewshed
 - Pedestrian and bicycle safety prioritized
 - Narrow road with parking provides for traffic calming
 - This would apply to either the Slow Road or to Route 100
- Recreation
 - Skating rink and swimming pool
 - Mountain biking as significant second season activity
 - Bike friendly community, road and gravel, families, as well as mountain biking
- Support for youth, the elderly, arts

7. Wastewater Planning Project Update

JB had no updates other than what had been included in the meeting packet.

8. Other Business

The next PC meeting was scheduled for November 19.

9. Adjournment

The meeting adjourned at 9:00 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 standards currently imposed by existing provisions in the Zoning Bylaws for the applicable 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, the Forest Reserve District, and 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 allowed 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 of the GPOD 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/surficial 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.

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. Propane and/or heating fuel/oil for residential heating purposes are also 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

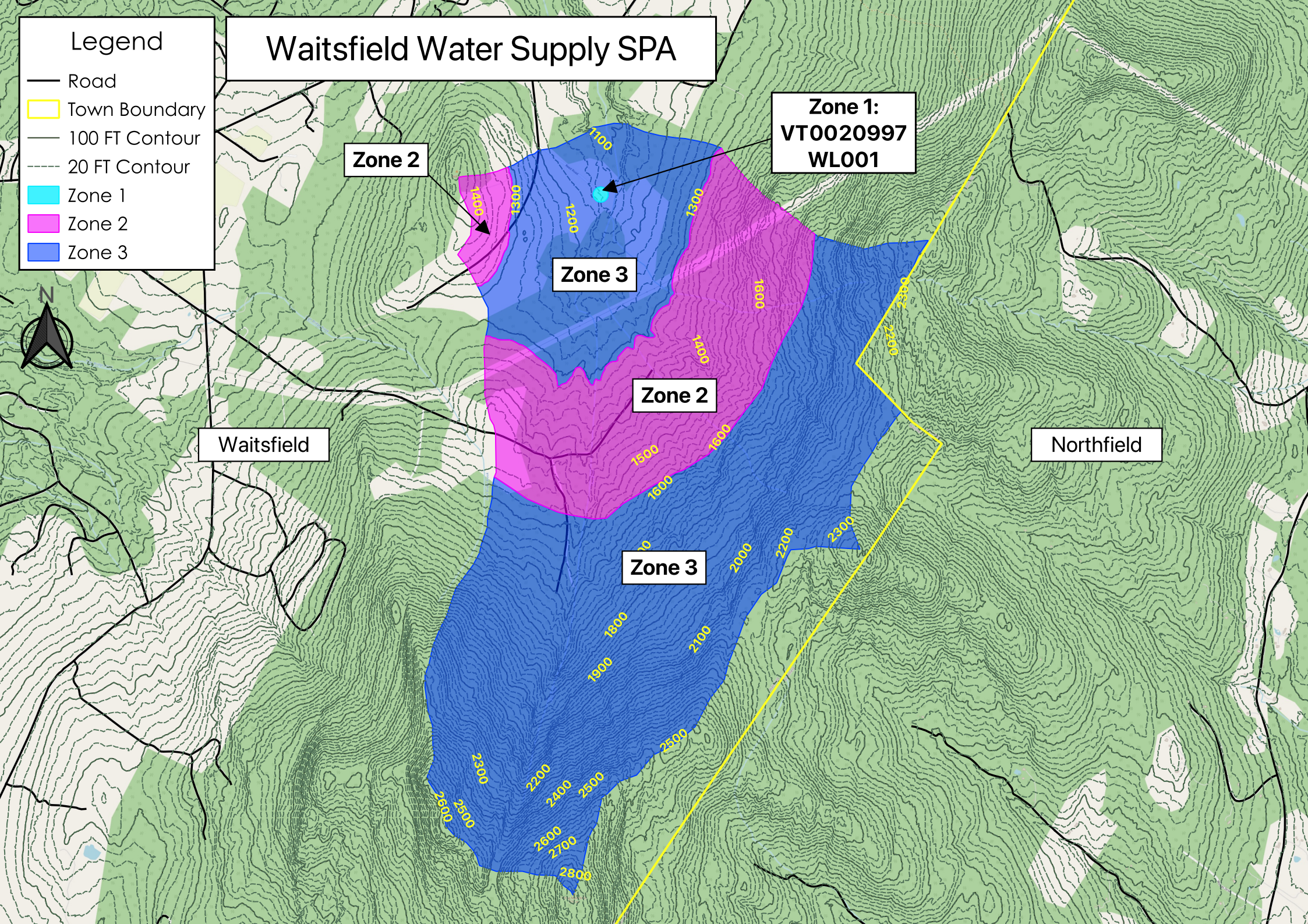
**Zone 1:
VT0020997
WL001**

Zone 2

Zone 3

Zone 2

Zone 3



Groundwater Protection Overlay District

Adoption Timeline

- 1) 12/3/2024: Approve Table 2.12, corresponding definitions and Map
- 2) 1/21/2024: PC public hearing for adoption
- 3) February – March: Select Board public hearing for adoption

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	

Table 2.05
Limited Business District (LB)

A. **Purpose.** The purpose of the Limited Business District, which is characterized by a distinct land use pattern as defined in the *Waitsfield Town Plan*, is to enable the continued operation and limited expansion of existing businesses, and to allow for the establishment of a limited number and type of new small businesses as set forth below.

B. Permitted Uses:

1. Accessory Structure/Use (to a permitted use or pre-existing dwelling)
2. Agriculture
3. Forestry
4. Home Child Care (pre-existing dwelling)
5. Home Occupation (pre-existing dwelling)

C. Conditional Uses

1. Accessory Dwelling
2. Accessory Structure/Use (to a conditional use)
3. Commercial Water Extraction
4. Home Business
5. Kennel
6. Light Industry (7,500 sq.ft. max. building footprint)
7. Mixed Use
8. Multi-family Dwelling
9. Office (7,500 sq.ft. max. building footprint)
10. Public Facility
11. Recreation Facility
12. Single-family Dwelling
13. Telecommunications Facility
14. Transfer Station
15. Warehouse (indoor only; not greater than 10,000 sq. ft. per acre)

D. Dimensional Standards (unless otherwise specified by use type):

Minimum Lot Size:	1 acre
Minimum Road Frontage:	100 feet
Minimum Setbacks:	
District boundary:	125 feet
Front Yard (from Route 100):	150 feet from road centerline
Front Yard (other roads):	50 feet from road centerline
Side Yard:	25 feet
Rear Yard:	25 feet
River or Stream:	In accordance with section 3.12.
Maximum Building Coverage:	25%
Maximum Building Height:	35 feet

E. Additional District Standards:

1. All uses within this District are subject to the performance standards set forth in Section 5.03.
2. All non-residential conditional uses shall be served by access to Route 100 by way of a driveway or road located entirely within the Limited Business District.

Land Use Reform - Municipal Training

Act 250 reform, flood safety, housing,
conservation, and more

What town officials need to know and do for:
Changes to State Designation Program and Act 250 permitting
(Act 181)
Flood Safety Act (Act 121)
HOME Act (Act 47)

Agenda & Zoom link available on the [CVRPC website](#)

<p>Thursday 19 December 2024 6:00 PM – 8:00 PM</p>	<p>Will Pitkin pitkin@cvregion.com 802.262.1048</p> <p>Niki Sabado sabado@cvregion.com 802.229.0380</p>
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Persons with disabilities who require assistance or alternate arrangements to participate in programs or activities are encouraged to contact Nancy Chartrand at 802.229.0389 or chartrand@cvregion.com at least 3 business days prior to the meeting for which services are requested.