

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

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