



WAITSFIELD PLANNING COMMISSION AGENDA

April 1, 2025 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
York Haverkamp

Town Clerk
Jennifer Peterson

Town Treasurer
Steve Lewis

Waitsfield Town Office
4144 Main Street
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 – MARCH 18 (10 +/- min)**
5. **EMERGENCY MANAGEMENT UPDATE (30 +/- min) Fred Messer**
6. **VILLAGE MASTER PLANNING (45 +/- min) AnnMarie/Jonathan/JB**
7. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
8. **OTHER BUSINESS (10+/-min)**
9. **ADJOURNMENT**

**Waitsfield Planning and Zoning Administrators Report
Planning Commission April 1, 2025 meeting**

5. Emergency Management Update

Fred Messer, Selectboard member, Town Health Officer and Emergency Management Coordinator, will be in attendance to discuss all matters pertaining to emergency management in our community.

6. Village Master Planning

The Village Master Planning's second community event was held last week on March 19th. The event was a huge success, with an estimated attendance of 75-80 people. The PZA has included in the packet both photos of the project content boards as well as those with community feedback. Attendees were presented with various project boards which included different build-out scenarios (Increased, Emerging and Expanded) in addition to existing conditions analyses, wetland protections, flood-proofing, and Slow Road ("Main Street") conceptual streetscape designs among others.

The steering committee met this past week on March 25 to debrief on the event and plan next steps in the project. Most notably, attendees were overwhelmingly in favor of the *full build-out scenario, yet remained very conscious of natural resource protection*. The "Emerging" development scenario was second-favored, followed by moderate or "Increased" build-out as the least chosen alternative.

The project website will soon be updated with the project boards, community feedback and other photos and takeaways from the event. Per discussion at last week's steering committee meeting, SE Group is proposing that the spring be used to develop different iterations of design, with the summer focusing on finalization of designs. Additionally, SE Group will be providing as final deliverables various recommendations pertaining to bylaw changes, infrastructure investments and financial incentives (i.e., Tax Increment Financing (TIF) districts and local options taxes).

The next meeting of the Village Master Plan Steering Committee will be on Tuesday April 22nd at 10:30am. A meeting with the core team will also be scheduled prior.

The project website can be found [here](#). And is linked off the Town webpage [here](#).

7. Wastewater Planning Project Update

The engineering team continues to finalize design plans, including pump station locations on the various five sites.

The project team will begin meeting on Mondays again, as new Town Administrator York Haverkamp will be joining the project team. The big focus over the upcoming month of April will be on funding applications. Due in April will be both the application for the Northern Borders Regional Commission (NBRC) Catalyst program (\$1 million) and the Vermont Community Development Program (VCDP) block grant (\$1 million). The Town is awaiting to hear if they will be invited to apply for the NBRC, notice of which should be coming by end of business on Friday March 28th.

The Town continues to work with USDA RD to finalize all that is needed to for both the grant (approx. \$2 million) and low-interest loan (approx. \$1.9 million). Much of the remaining work in this regard includes items pertaining to the environmental review (archaeology, wetlands, etc.).

Once updated and complete, the PZA will include the revised funding stack for the project.

As of 1/16//25, the Town website page for the project has been updated and can be found [here](#).

10. Other Business

Jonathan may have an update on the MRVPD.

The second community meeting for the Active Transportation Corridor was held at the school on March 26. The meeting was very well attended.

Upcoming trainings/webinars:

Grants & Funding Chat:

This chat is a bi-monthly series to help members learn about specific funding opportunities as well as ways to make their funding applications competitive – and the advance work that is required when using someone else’s money.

Each meeting focuses on a different topic. After an eye-opening 15-minute presentation on the day’s topic, the format transitions to a participant Q&A, where attendees can ask questions of the presenter and each other. Bring your questions, share your challenges, and learn from other communities.

This series is presented by Bonnie Waninger, the Project & Funding Specialist on VLCT's Municipal Operations Support Team.

Registration Information

Register once and attend all sessions! Once you register, your link to join will be the same for every 2025 Grants & Funding Chat. Zoom will send you an email with the link to join ahead of each chat.

Future Dates and Topics

Tuesday, May 13, 2025 – Housing*

Tuesday, July 8, 2025 – Transportation*

Wednesday, November 12, 2025 – Community Economic Development

* These two might switch dates due to timing of the legislative session.

Presenter

Bonnie Waninger, Project & Funding Specialist, VLCT

Website [here](#). Registration for February topic not available as of yet

Mad River Valley Wastewater Workshop:

Date: Spring 2025

Location: TBD

The Friends of the Mad River, Central Vermont Regional Planning Commission and Department of Environmental Conservation are partnering to offer a Wastewater Workshop in the Mad River Valley in the Spring 2025. Discover how onsite wastewater treatment (septic) systems work and the various kinds of systems installed in Vermont. Learn why newer systems are no longer the septic systems of the past. Understand the regulatory framework for on-site wastewater systems and potable water supplies. Develop an understanding of how to maintain your onsite wastewater system to keep it functional in the years to come.

Vermont's Land Conservation: Where do we go from here?

Vermont has an incredible track record of protecting land for people and nature. Using the Conserved Lands Inventory developed by Vermont Housing & Conservation Board as part of Vermont's 30x30 effort, we reflect on the distribution of permanently conserved lands around the state, and how those lands intersect our most ecologically important places seen in Vermont Conservation Design. By looking at these past patterns, we can celebrate the work by federal, state, town, and NGOs. We can also reflect on the types of lands and parts of the state that have

been historically under-represented in our land conservation investments, and prioritize future places to work for both people and nature. Join us for this exciting webinar to learn how your town's efforts can contribute to making our conserved lands more diverse, equitable, and ecologically impactful.

Presenters:

Robert Zaino, Ecologist

Jens Hilke, Conservation Planner

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

Tuesday, April 8th 2025 10:00a.m. - 11:00a.m. [Register](#)

Seeing Success through Conservation Stories.

How can Conservation Commissions across Vermont effectively collaborate over long distances of space and time? By sharing stories of successes, challenges faced, and lessons learned, conservation minded committees across the state can learn from each other's experiences, and stand on each other's shoulders. Please join us as we celebrate moments of success both large and small by Conservation Commissions from all over Vermont. We will glean lessons, highlight best practices, and together take a step forward towards building a more robust sense of statewide communication, collaboration, and institutional memory so that Vermonters from all corners of the state can contribute their energies to solving local challenges while simultaneously supporting their like-minded peers.

Presenters:

David Moroney

Jens Hilke

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

Wednesday May 7th, 2025 11:00 a.m. - 12:00 p.m. [Register](#)

Open Meeting Law for Boards and Committees

NOTE – Beginning January 1, 2025, chairs of legislative bodies, municipal managers, and mayors are required to watch the Secretary of State's recorded Open Meeting Law training. Although VLCT's 4/16/25 training will address the basics of Act 133, it does NOT fulfill its training requirement.

Every municipal board, council, commission, and committee (see examples listed below) is required to comply with Vermont's Open Meeting Law. Attend this training to learn or review the basic requirements of the law, including: public notice and creating an agenda; managing public participation; taking and posting meeting minutes; advisory vs. non-advisory boards recording requirements; meeting remotely.

This training is critical for elected and appointed members of all statutory municipal boards, commissions, and committees listed below – as well as all committees appointed by selectboards and other legislative bodies. Due to the great variety of locally appointed public bodies, the following lists are not exhaustive, but they do include most of the groups included in Vermont Statutes.

Legislative (Governing) Bodies* - Board of Aldermen; City Council; Board of Village Trustees; Prudential Committee; Selectboard.

Boards - Board of Abatement; Board of Auditors; Board of Civil Authority; Board of Listers; Development Review Board; Library Trustees; Trustees of Public Funds; Zoning Board of Adjustment.

Commissions - Conservation Commission; Planning Commission.

Committees - Budget Advisory Committee; Recreation Committee; Energy Committee; Other committees by statute or appointed by selectboards (and other legislative bodies).

Presenters - Garrett Baxter, Senior Staff Attorney, VLCT Municipal Assistance Center

Date - Wednesday, April 16, 2025

Time - 10:00 AM - 11:30 AM EDT

Registration Deadline - Wednesday, April 16, 2025

Location - Online Webinar

Register [here](#)

Respectfully submitted,
J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, March 18, 2025

Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

Members Absent:

Staff Present: JB Weir, Planning and Zoning Administrator

Others Present: Brian Voigt (CVRPC)

II. Regular Business

1. Call to Order

The meeting was called to order at 7:05 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 changes were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of February 18, 2025 were amended and approved.

5. CVRPC Update

Brian Voigt provided information regarding several topics:

- He covered several aspects of the Floodplain Restoration Project which is underway, which is performing scoping studies for up to six reconnection projects along the Mad River; the timeline and deliverables were outlined.
- A wastewater workshop covering residential septic options is scheduled for March 27 at Yestermorrow; this is a presentation by Department of Environmental Conservation (DEC) staff.
- Future land use mapping – Brian outlined that the RPC has been tasked with creating this map for the region, in conjunction with the new three-tier parameters set forth for Act 250 review requirements; he is working on a draft map which will be available for review and comment by the region's towns.
- Tactical Basin Workplan ideas for FY26 – potential program areas were listed, and ideas are being solicited for other ideas to put in place which will address priority strategies.
- Other topics mentioned included the recent Wetlands Mapping and Reclassification presentation (recording available), other wetlands resources available, the upcoming Forest Road Inventories and Town Forest Management presentation, several DEC learning opportunities, and a series of Climate Action Plan updates taking place around the state

6. Village Master Planning

AnnMarie provided an update on the transition of the Big Pic to new owners.

AnnMarie shared that she attended a recent Smart Growth conference, and has some educational literature available from that event to make available for the presentation tomorrow night. She indicated that the conference was a good opportunity to learn what is happening around the state regarding downtown development.

AnnMarie then outlined the plans for the next evening's presentation/public input event, noting that three tiers of plans are ready for review: one with no wetland incursions, one with small incursions into less significant wetlands, and a third with more wetland impacts but also some wetland restoration/enhancement to balance the development. Alice pointed out that the new wetlands mapping efforts will be including areas of hydric soils as potential wetlands.

AnnMarie noted that drawings of the plans being discussed will be available, with renderings provided from different views (i.e., bird's eye, pedestrian). The event is meant to elicit feedback from the community, and AnnMarie indicated that feedback from the rest of the PC is also needed, particularly regarding the traffic flow and parking plans that are being incorporated.

The information gathered will be used as SE Group and the Steering Committee work on a final design, which is one of the deliverables due in November. AnnMarie suggested that grant opportunities be sought for funding the next stage of this planning, potentially for a wetlands study.

7. Wastewater Planning Project Update

JB provided a funding update, noting that some pre-applications have been submitted and accepted; this will be followed by full applications to those programs. He also discussed some pump station logistics.

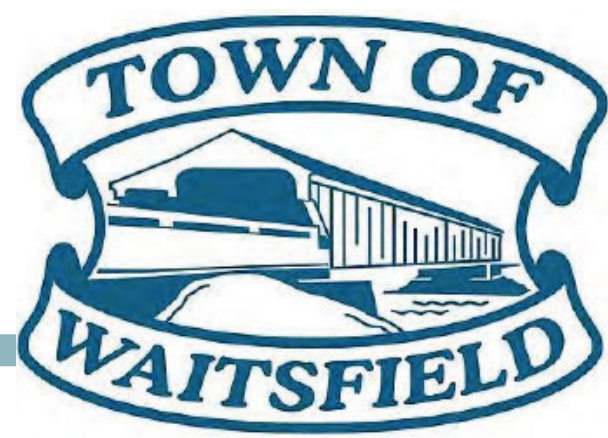
8. Other Business

JB noted that he will provide a more detailed report at an upcoming meeting, but that his recent trip to Saint Albans resulted in receiving a lot of good feedback regarding downtown development and related financing strategies.

9. Adjournment

The meeting adjourned at 8:55 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary



Irasville Village Master Plan

THANK YOU FOR BEING HERE!

This is the second of two community open houses to support the preparation of the Irasville Village Master Plan. Your input tonight will help shape the community vision for Irasville.

OUR MISSION FOR TONIGHT'S OPEN HOUSE:

At our first community open house in November, participants shared their desires for the future of Irasville. We heard about the need for more **housing**, more local-serving **businesses**, places for the community to **gather** and **recreate**, safer **walking** and **bicycling**, and protecting critical **wetlands**. There was strong support for an **infill development** approach that focuses future homes, businesses, and **mixed-use** buildings within already-developed areas.

To help the Town develop an actionable plan for these community needs, we have envisioned **three different scenarios** for future development in Irasville. Each scenario comes with benefits, costs, and tradeoffs. Tonight, we are looking for your input on these different scenarios. We want to know:

- » **Do these scenarios align with your vision for the future of Irasville?**
- » **Considering the benefits, costs, and tradeoffs of each scenario, what scenario(s) do you think the Town and its partners should pursue?**
- » **What other ideas do you have about the future of Irasville?**



WE LOOK FORWARD TO HEARING YOUR THOUGHTS, IDEAS, AND PERSPECTIVES.



Study Area

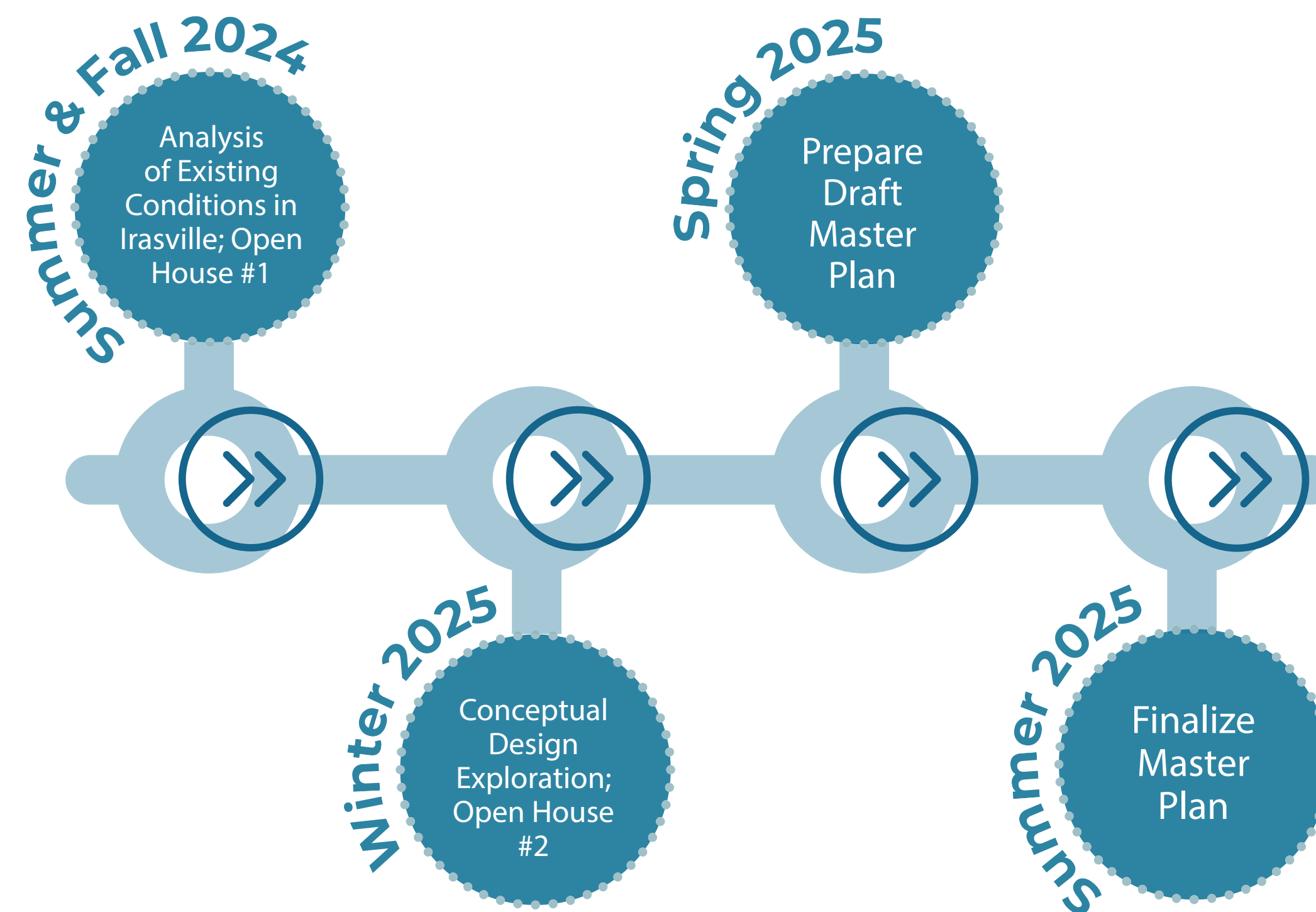
THE VISION FOR IRASVILLE...

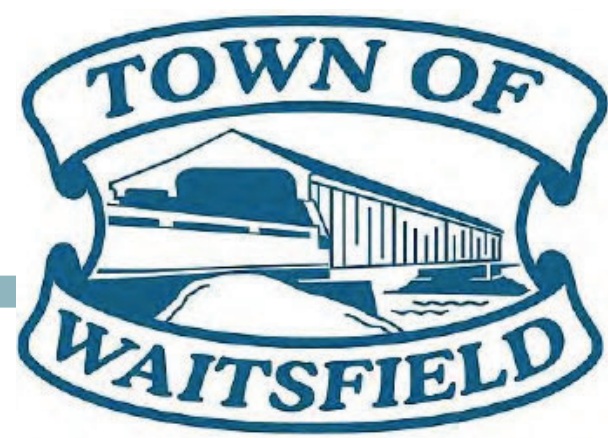
"Irasville should be developed and maintained as the area's downtown core with a mix of uses that include a full range of commercial services, civic and cultural facilities, offices, multi-family housing, and upper-story dwellings where practical."

From the Waitsfield Town Plan, adopted by the Waitsfield Selectboard, October 2023

Project Information:

- » **Timeline:** Fall 2024 - Summer 2025
- » **Responsible Body:** Town of Waitsfield Planning Commission
- » **Steering Committee:** AnnMarie Harmon, Beth Cook, Brian Shupe, Josh Schwartz, Kaziah Haviland, Ira Shadis, Luke Foley, Mac Rood, Sam Robinson, Sean Lawson
- » **Consultant:** SE Group
- » **Funding Source:** Vermont Municipal Planning Grant Program
- » **For More Information:** Visit the project website to learn more and to sign up for project updates: <https://arcg.is/11GLODO>





Irasville Village Master Plan

November 18th Open House Recap:

Over 50 Mad River Valley residents attended the first Open House event for the Irasville Village Master Plan on November 18th, 2024. The event featured remarks from representatives of the Waitsfield Planning Commission, Waitsfield Selectboard, and Mad River Valley Planning District. Project consultants from SE Group provided an overview of initial findings and takeaways from the planning process. Residents were invited to provide feedback on initial community planning objectives using sticker dot polls placed around the room.



THEMES FROM PUBLIC INPUT

- » Attendees were both excited and concerned about the future of Irasville. The recent loss of businesses and community services Irasville was top of mind for many participants. At the same time, many expressed that Irasville holds great potential as a vibrant village center for Waitsfield and the Mad River Valley.
- » Attendees were supportive of an infill development approach for future redevelopment in Irasville, with a focus on housing, local-serving businesses, and mixed-use development.
- » Attendees were supportive of a balanced approach to wetlands in Irasville that preserves critical wetland functions while considering possible impacts to low-functioning wetlands if those impacts result in significant community benefit.
- » Attendees were supportive of exploring potential transportation infrastructure improvements to enhance and facilitate walkable development in Irasville, such as improved pedestrian connections and possible new roadways to create village blocks.
- » Attendees wanted this planning process to explore enhanced recreational and community facilities, such as a year-round recreation or community center and community gathering spaces.
- » Attendees were supportive of exploring a mix of building heights for future development, with a minimum building height of two stories.

WHAT HAPPENED NEXT?

We took this input and ran with it! We have prepared conceptual visualizations showing what the future of Irasville could look like under different scenarios, incorporating the priorities we heard at the open house in November.

What the Irasville Village Master Plan will address:

- » **Future Development:** how zoning, site plan and subdivision regulations, and other municipal tools can support or incentivize the kinds of residential, commercial, and mixed-use development that the community would like to see.
- » **Infrastructure:** strategies addressing pedestrian circulation, bicycle safety, vehicular circulation and parking, stormwater management, and wastewater capacity.
- » **Recreation:** opportunities for preserving or enhancing green spaces, connecting to the recreational trail network, and community recreation facilities.
- » **Natural Resources:** finding a balance between critical wetland functions and community development needs.

Recent Planning Progress in Irasville:

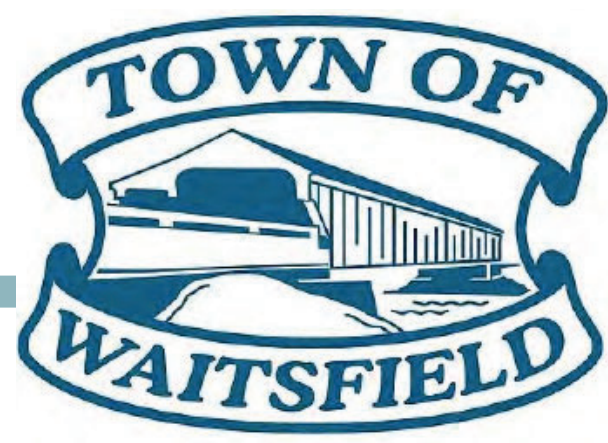
Thanks to sustained efforts by local and regional partners, the time is ripe to reestablish an actionable, pragmatic, and forward-looking vision and roadmap for Irasville. The Irasville Village Master Plan aims to do just that. This plan will build off recent plans and projects that support future development in Irasville:

- ✓ **Waitsfield Town Plan Update (2023):** identifies Irasville as the Mad River Valley's regional growth center – "the Mad River Valley's downtown" – where most of the Town's future homes and businesses are developed.
- ✓ **Vibrant Villages Initiative (2023):** revised zoning bylaws to promote infill development in Irasville and Waitsfield Village.

✓ **Neighborhood Development Area Designation (2024):** securing this state designation qualified Irasville for funding programs that are helping to finance the development of the Community Wastewater Project.

✓ **Community Wastewater Project (ongoing):** a transformative investment, voted in by Waitsfield residents, that will unlock new development opportunities within Irasville.

✓ **Route 100 Active Transportation Corridor Study (ongoing):** a regional effort to establish a multi-use path connecting the villages of the Mad River Valley.



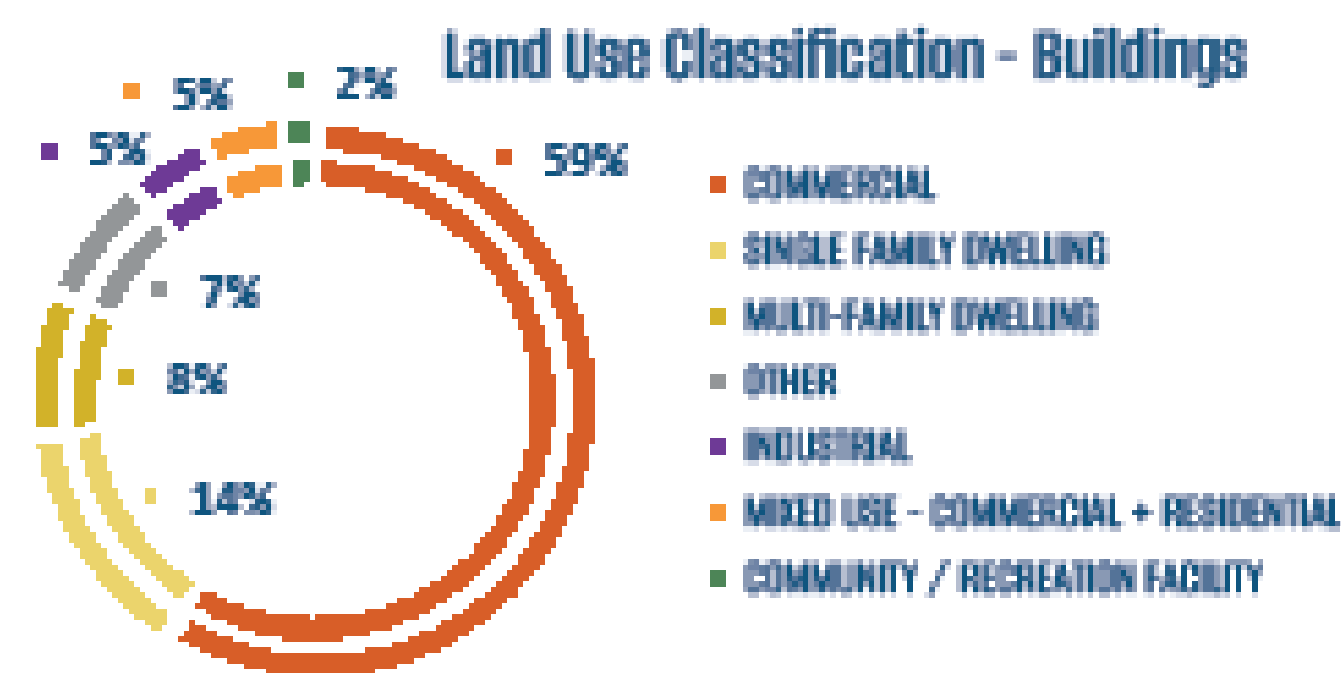
Irasville Village Master Plan

EXISTING CONDITIONS & PLANNING AREAS

EXISTING CONDITIONS IN IRASVILLE

Irasville is currently home to a mix of historic village buildings, automobile-oriented commercial development, and many residences and mixed-use buildings. Key facts about Irasville:

- » Nearly two-thirds (64%) of buildings in Irasville contain commercial operations. About 5% of buildings are **mixed-use**, meaning they contain both residential and commercial uses.
- » Irasville is not very densely developed for a village area. Waitsfield Village is approximately 2-3x more densely developed than Irasville.
- » There are approximately 36 acres of wetlands in Irasville. These range from high-functioning wetlands with significant ecological value to very low-functioning wetlands that are essentially wet fields.
- » The pedestrian network in Irasville is very disconnected. There are sidewalks along most of Route 100 but few sidewalks beyond.



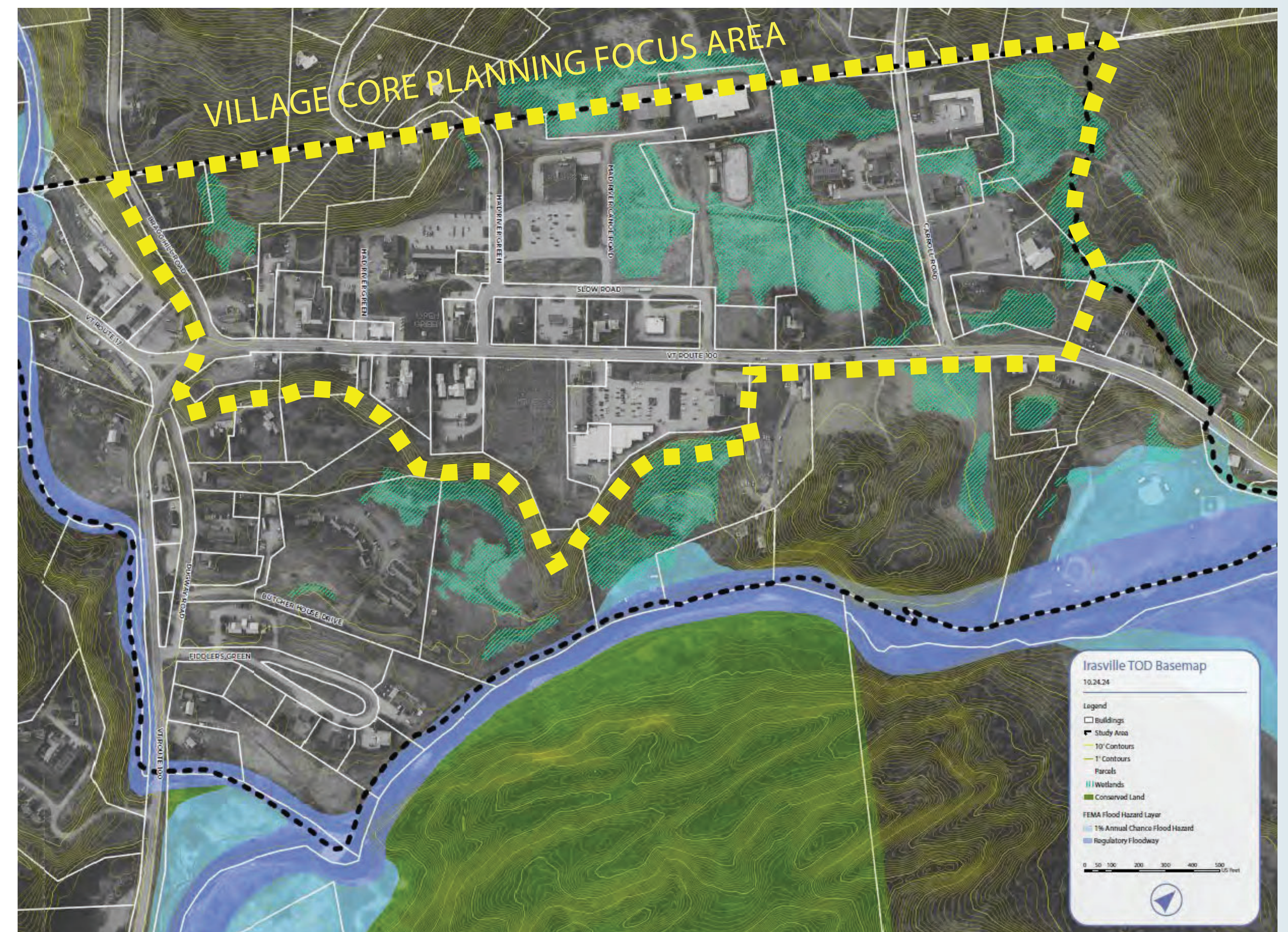
FUTURE COMMUNITY WASTEWATER SYSTEM

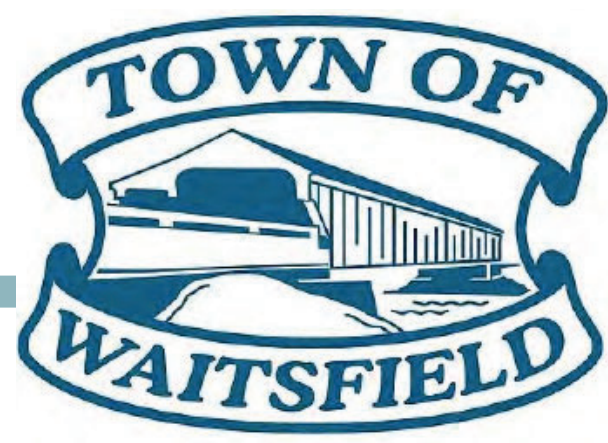
The lack of a community wastewater system has limited development in Irasville for decades. In 2024, Waitsfield voters approved a \$15 million bond to establish a community wastewater system to serve Irasville and Waitsfield Village. The stated goals of this infrastructure investment include protecting water quality, expanding housing options, and boosting economic activity.

The future wastewater system will prioritize connections to 105 properties that meet certain criteria (older systems, located in floodplain or well shield area, etc) while retaining approximately 24,000 gallons per day (GPD) in capacity to accommodate future infill residential and commercial development in Irasville. If two-thirds of this capacity is assigned to future residential development, it would support the creation of approximately 70 new homes in Irasville.

VILLAGE CORE PLANNING FOCUS AREA

The Village Core Planning Focus Area represents the area of Irasville with the highest concentration of existing commercial and mixed-use development. This area is envisioned to be the focus of the most intensive future infill development, with appropriate protections for wetland functions and existing green spaces.



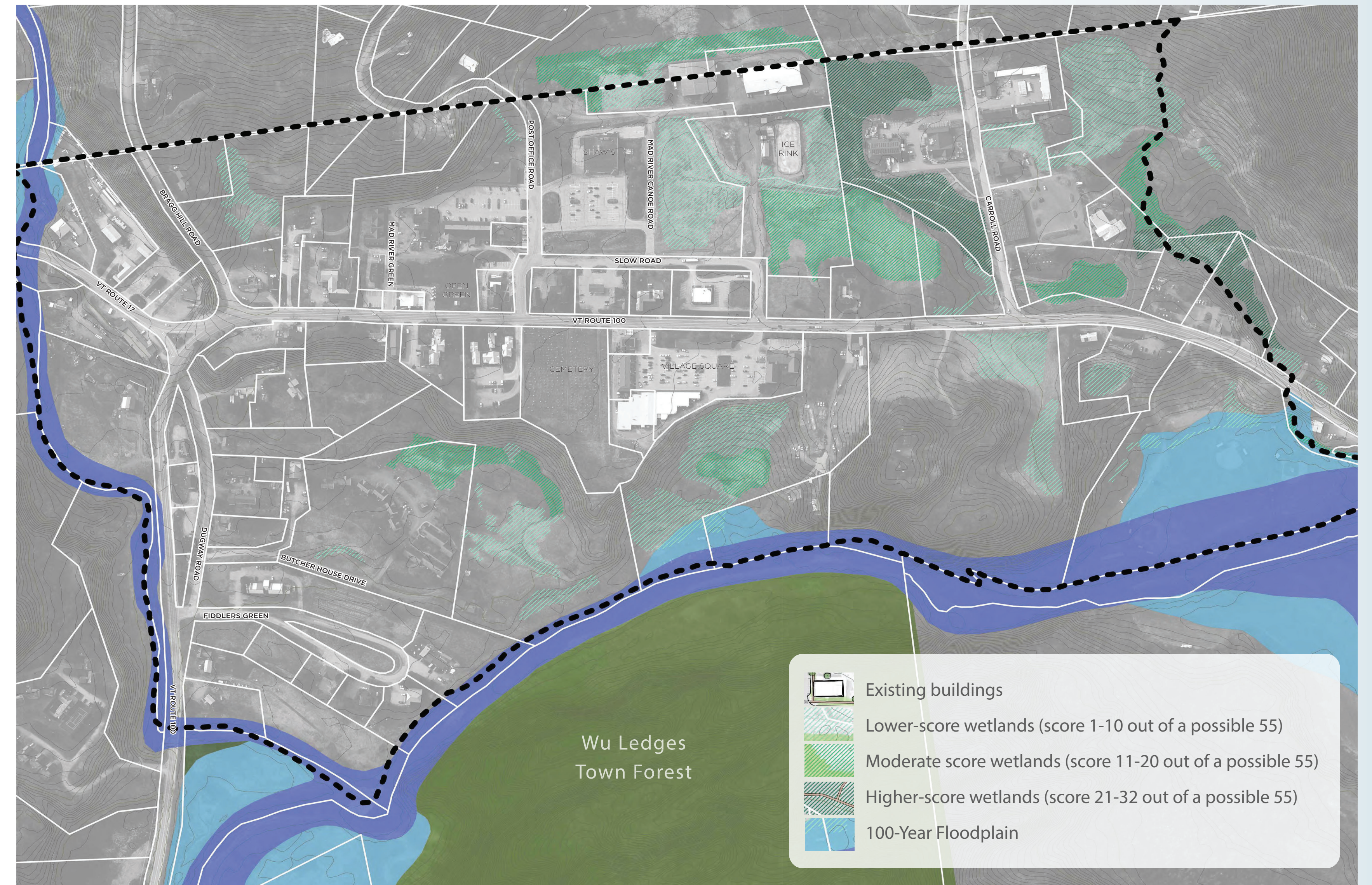


Irasville Village Master Plan

BALANCING FLOOD-SAFE DEVELOPMENT, WETLANDS PROTECTION, AND REGIONAL ENVIRONMENTAL PLANNING

IRASVILLE'S ENVIRONMENTAL CONTEXT

- » Irasville is nestled above the banks of the Mad River at the base of a steep valley wall. Most of the area is elevated above the 100-year floodplain. Irasville is one of the few larger areas of flat topography in the Mad River Valley with minimal flood risk. Historically, this has made Irasville an attractive location for commercial and residential development in the valley, and is part of the reason that Irasville is identified as the Mad River Valley's downtown growth center in the 2023 Waitsfield Town Plan.
- » There are approximately 25 acres of mapped wetlands in Irasville, covering approximately 11% of the total land area. A 2021 study by Arrowwood Environmental documented the functions and values of wetlands in Irasville. Scores for each function and value were tallied to give an overall score highlighting the overall functional significance of the wetland in the landscape. The overall scores for the wetlands in Irasville ranged from 1 to 32 out of a total possible score of 55, indicating low to moderate overall value and functional significance in the broader ecological landscape.
- » A primary function of many Irasville wetlands is providing storage for flood waters and stormwater runoff. The location of Irasville between steep mountain slopes to the west and the Mad River to the east makes it an important location for storage of flood waters coming off the mountains and attenuation of peak flows in the Mad River.
- » Any future development impacts to existing wetlands in Irasville will likely require mitigation projects to offset lost wetland functions, such as flood storage. This could include creation of new wetlands, enhancement of existing wetlands, and other non-wetland floodwater storage projects including infiltration basins and/or below ground storage. Due to topographic constraints and presumed high groundwater elevations, opportunities for large-scale mitigation projects within Irasville are likely very limited. Mitigation for small-scale wetlands impacts in Irasville may be possible on a case-by-case- basis.



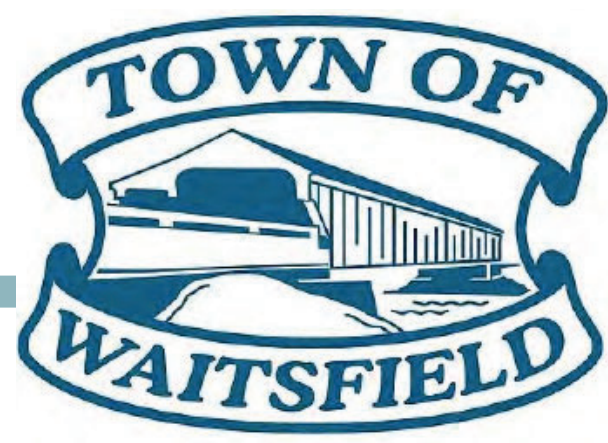
THE VISION FOR BALANCED DEVELOPMENT

- » The Mad River Valley faces significant community planning challenges. Increasing flood risk is threatening the sustainability of rural development patterns, and longstanding housing availability and affordability issues are straining the Valley's economy and sense of community. Planning for a vibrant village center in Irasville is an opportunity to address both challenges, but must be done thoughtfully given the presence of existing wetlands.
- » At tonight's open house, you will get an opportunity to review three potential future development scenarios for Irasville. These development scenarios are largely influenced by the degree to which lower-functioning wetlands might be impacted by future infill development. **You will have an opportunity to provide input on whether or not there is an appropriate balance of new development and natural resource protection in these scenarios.**

POTENTIAL STRATEGIES FOR BALANCED DEVELOPMENT

The following strategies are under consideration for promoting a balanced approach to village center development in Irasville that addresses both community development and natural resource conservation needs:

- » Undertake a local hydrologic study for Irasville to understand potential flood storage impacts of future infill development scenarios.
- » Undertake a study to understand opportunities for flood mitigation and wetlands enhancement in the Mad River Valley that can offset potential loss of wetland function in Irasville.
- » Take steps to limit development in moderate-function wetlands and fully restrict development in higher-function wetland areas in Irasville.
- » Continue to maintain Town Plan policies and land use regulations that guide development away from floodprone areas and encourage infill development in areas of Irasville that are not floodprone.



Irasville Village Master Plan

ENVISIONING FUTURE SCENARIOS FOR IRASVILLE VILLAGE

WHY WE PREPARED DIFFERENT DEVELOPMENT SCENARIOS

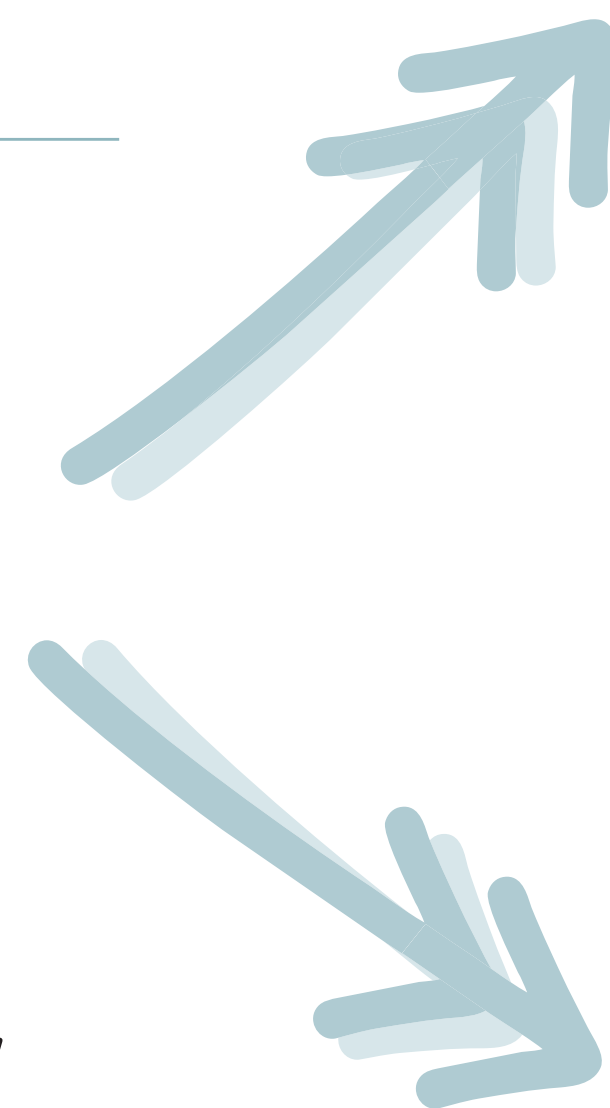
Planning for the future of a village center involves uncertainties. Future village center development depends to some degree on market forces, the actions of private landowners, business owners, and developers, and state permitting approvals. For their part, towns can invest in new infrastructure, modify zoning and other land use regulations, offer tax incentives and pursue other strategies to guide and incentivize future development.

While we can't predict exactly what Irasville will look like in the future, we can decide what tools and investments the Town of Waitsfield will employ to ensure that the future is aligned with community values and desires. To that end, it is helpful to envision different futures for Irasville that are informed by different local planning and policy decisions.

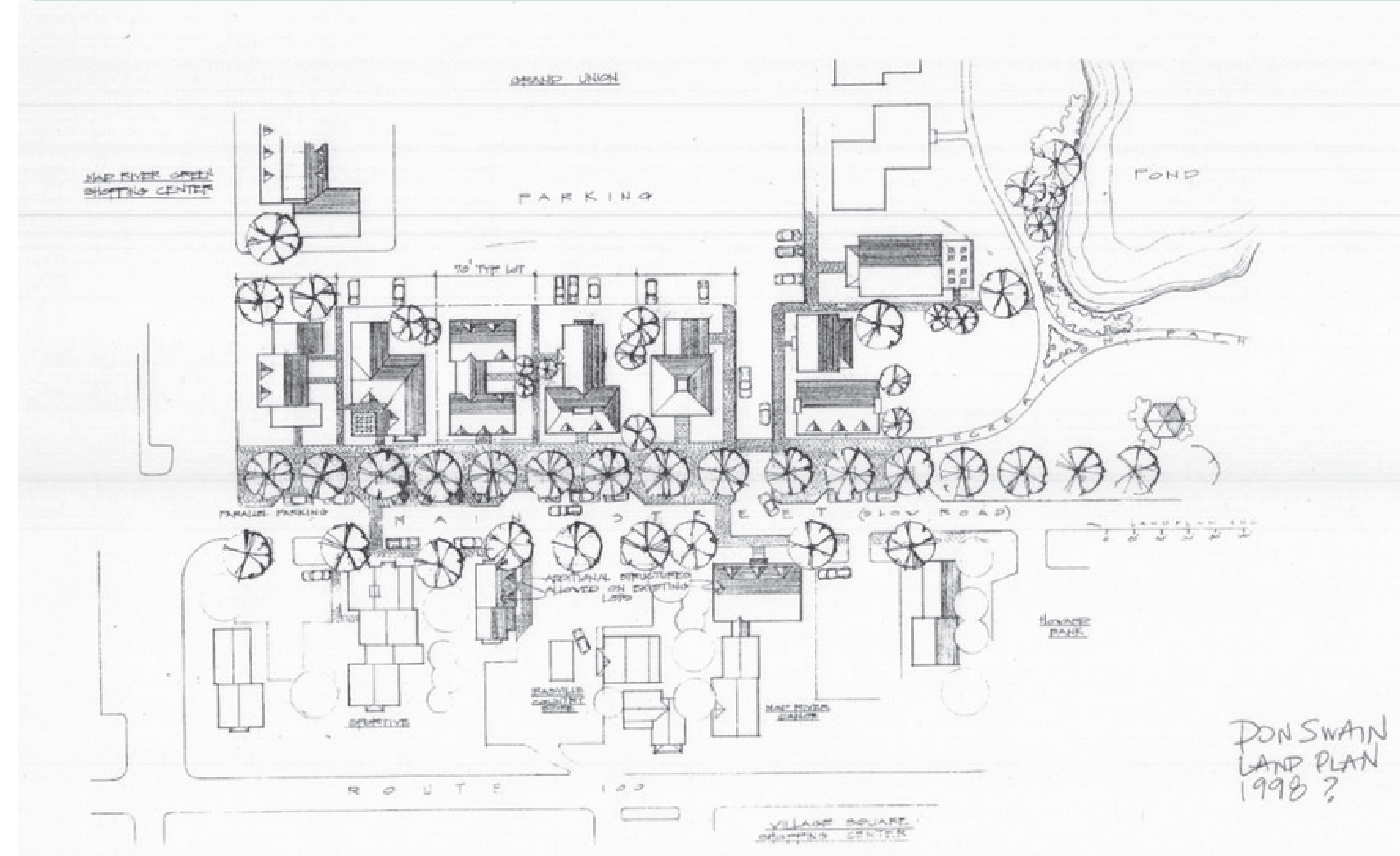
SHARED ELEMENTS OF ALL FUTURE SCENARIOS

For all three scenarios, the Irasville Village Master Plan Steering Committee has envisioned the following elements:

- » **Slow Road as Irasville's "Main Street" and the main hub of future infill development.** The hub of any vibrant village is its Main Street – the hub of activity. Great Main Streets are pedestrian-friendly, lined with a dense mix of residences and local-serving businesses, have public gathering spaces, and provide flexibility for hosting events and amenities like street fairs, outdoor dining, and public art. Slow Road, with relatively low traffic and ample infill development sites, has long been envisioned as the future "Main Street" of Irasville. In each scenario, we envision Slow Road as a pedestrian-friendly hub of future infill development.
- » **A connected pedestrian network.** A safe, convenient, and well-connected network of sidewalks and crosswalks is critical to supporting a vibrant village center. Each scenario envisions new sidewalks and crosswalks to help connect different areas of Irasville.
- » **A shared approach to parking:** Parking is costly infrastructure. Excessive parking limits opportunities for infill development and reduces walkability by spreading out destinations. While we anticipate that some new parking will be required to support future infill development, we envision a comprehensive approach that utilizes existing parking areas and pedestrian connections for a "park once and walk" experience.

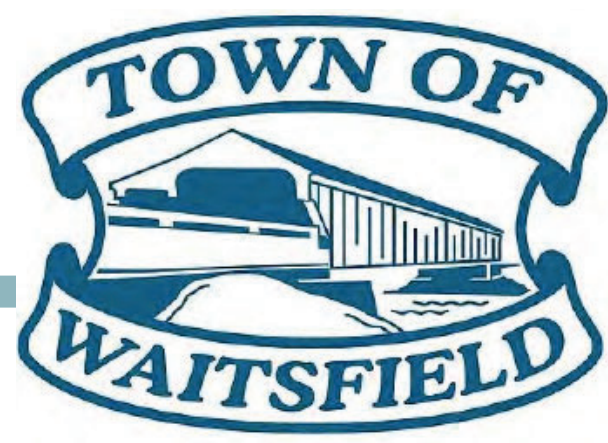


Conceptual Design From 1998 For The Slow Road "Main Street"

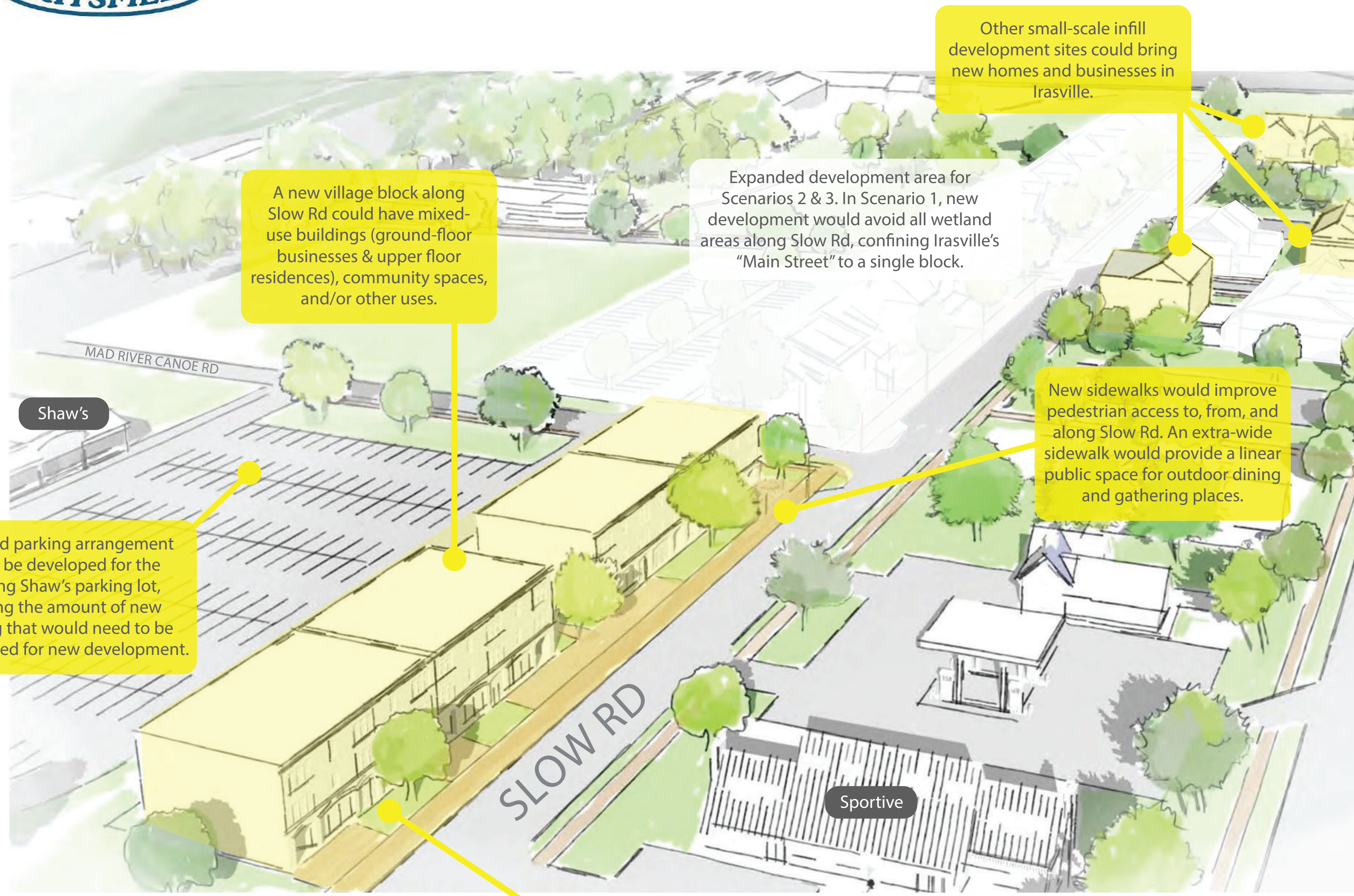


STEAMBOAT SPRINGS, CO: YAMPA STREET FARMER'S MARKET CASE STUDY

Yampa Street in Steamboat Springs, CO is a secondary commercial and residential street paralleling US Route 40. In the summer, the street becomes a hub of community activity, hosting the weekly farmer's market as well as other community events.



Irasville Village Master Plan



Note: the purpose of these conceptual scenarios is to envision possible future development that could occur in Irasville. Any future development on private property is the choice of the property owner.

SCENARIO #1: INCREASED INFILL DEVELOPMENT

Scenario Description

This scenario envisions what Irasville could look like when...

- Wetland impact are avoided almost entirely.
- There is limited new road construction and fewer sidewalks are constructed.

COMPARED TO SCENARIOS #2 & #3...

- There are fewer infrastructure costs.
- There are fewer opportunities for desired infill development. Potential new homes, businesses, and community facilities may compete for the same spaces.
- The Slow Road "Main Street" is confined to a single block consisting of a few buildings.
- Since there are minimal wetland impacts, there is a higher certainty that this scenario could be realized.

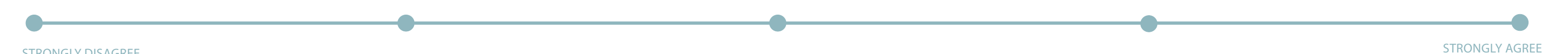


Using a sticker dot, rate your agreement with the following statements:

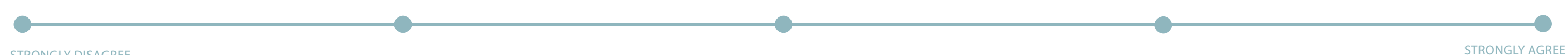
I think this scenario would result in a VIBRANT village center in Irasville.



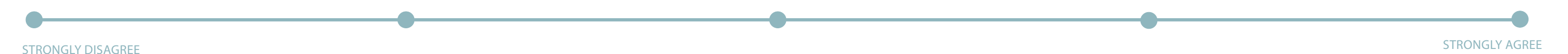
I think this scenario would support LOCAL BUSINESS development.

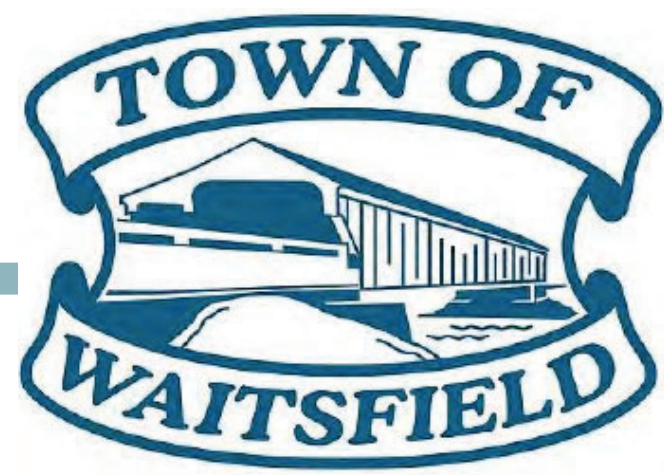


I think this scenario would result in a WALKABLE village center in Irasville.

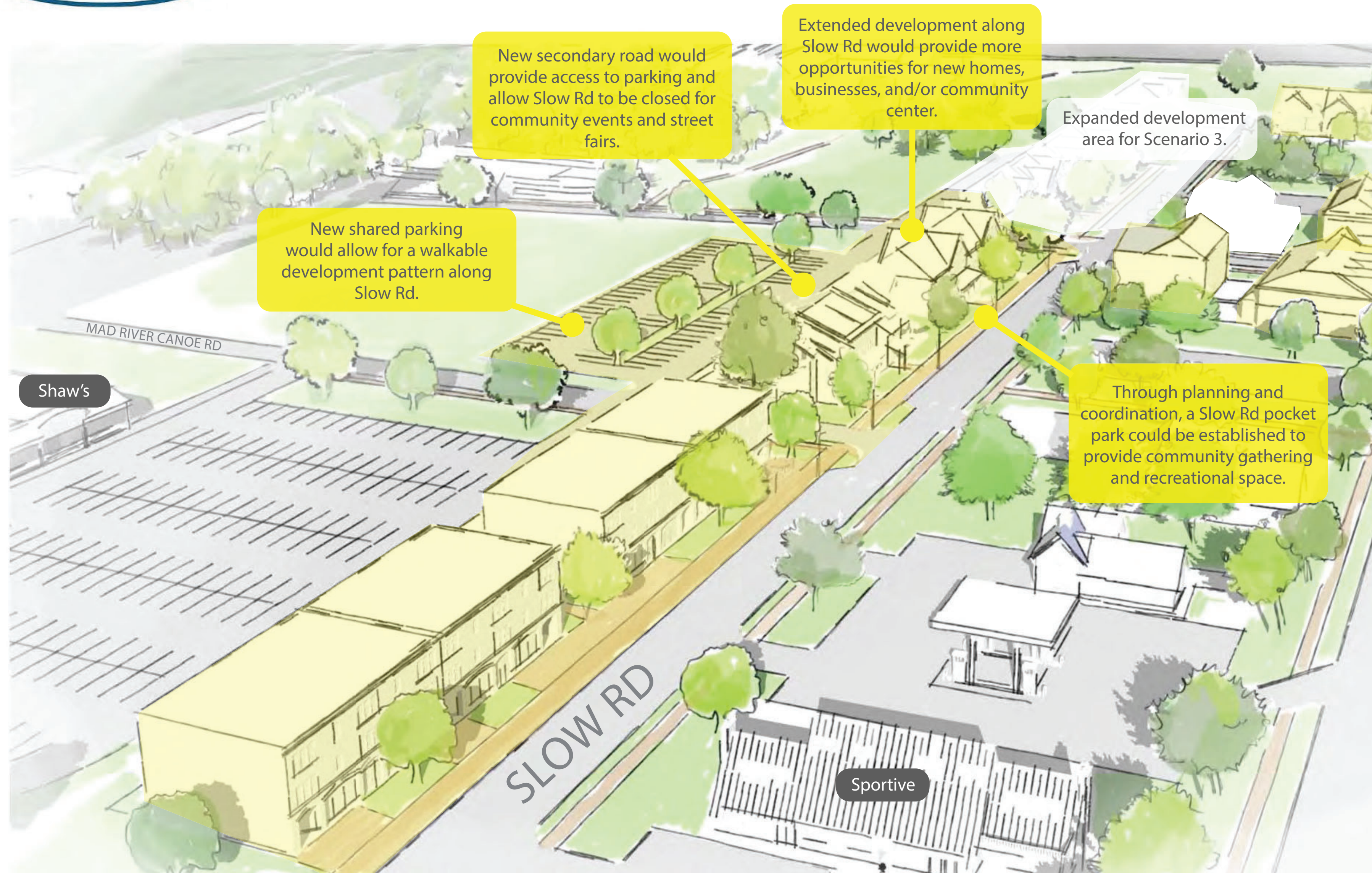


I think this scenario adequately BALANCES infill development opportunities and natural resource protection.





Irasville Village Master Plan

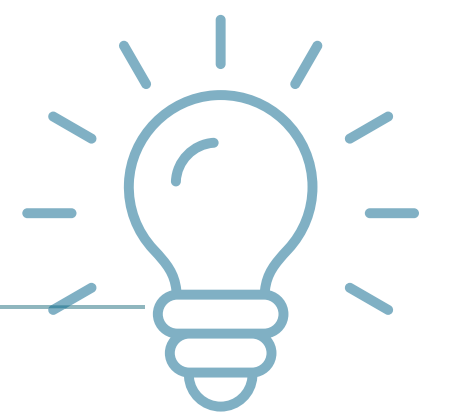


SCENARIO #2: EMERGING VILLAGE HUB

Scenario Description

This scenario envisions what Irasville could look like when...

- There is some infill development in wetland areas that have little wetland function or value.
- There is construction of new parking areas and a secondary road parallel to Slow Rd.
- There are more sidewalks constructed.



COMPARED TO SCENARIO #1...

- There are higher infrastructure costs.
- There are more opportunities for desired infill development. Potential new homes, businesses, and community facilities may more pathways to completion.
- There is a larger "critical mass" of residents and businesses to support a vibrant village center.
- The Slow Road "Main Street" now extends two blocks. The road can be closed for community events thanks to a secondary road running behind Slow Road.
- Since there would be impacts to lower-functioning wetlands, there are more uncertainties in this scenario. Some future development would be subject to wetlands permitting and additional costs.

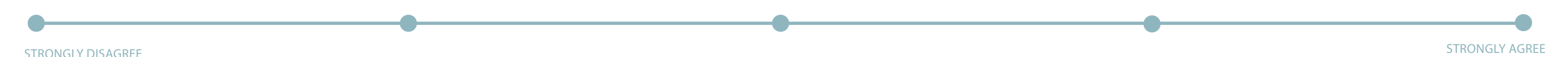


Using a sticker dot, rate your agreement with the following statements:

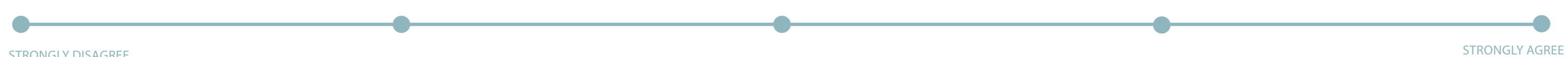
I think this scenario would result in a VIBRANT village center in Irasville.



I think this scenario would support LOCAL BUSINESS development.

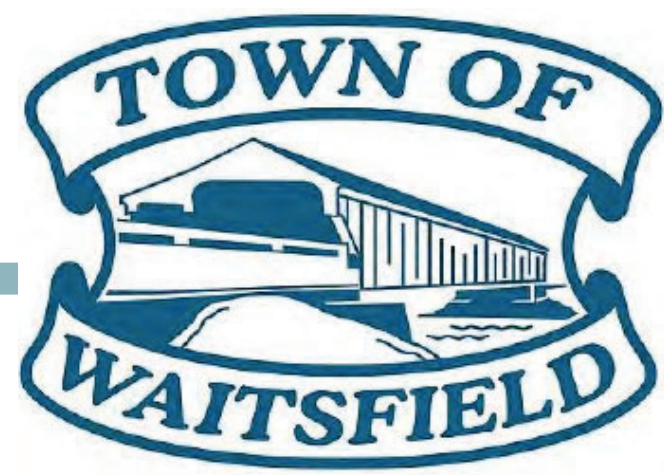


I think this scenario would result in a WALKABLE village center in Irasville.

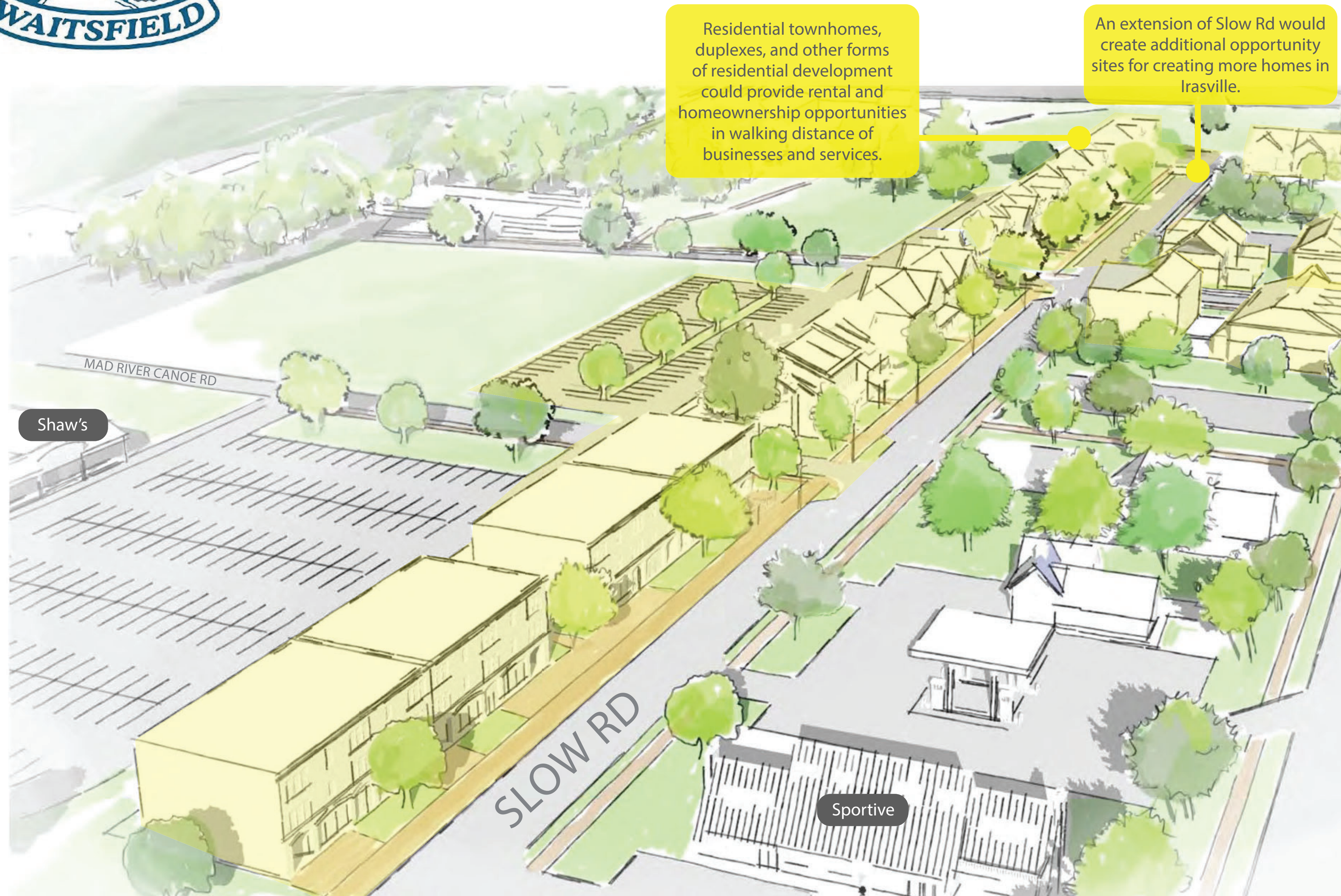


I think this scenario adequately BALANCES infill development opportunities and natural resource protection.





Irasville Village Master Plan



SCENARIO #3: EXPANDED VILLAGE HUB

Scenario Description

This scenario envisions what Irasville could look like when...

- There is a greater amount of infill development in wetland areas that have lower wetland function or value.
- There is construction of new parking areas and a secondary road parallel to Slow Rd.
- There is an extension of Slow Rd to facilitate additional development.
- There are even more sidewalks constructed.



COMPARED TO SCENARIOS #1 & #2...

- There are the highest infrastructure costs.
- There are the greatest number of opportunities for desired infill development. Potential new homes, businesses, and community facilities have the most pathways to completion.
- There is the greatest "critical mass" of residents and businesses to support a vibrant village center.
- The Slow Road "Main Street" extends for three blocks. The road can be closed for community events thanks the secondary road.
- Since there would be impacts to low- and moderate-functioning wetlands, there are even more uncertainties in this scenario. Some future development would be subject to wetlands permitting and additional costs.

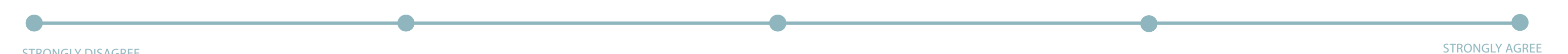


Using a sticker dot, rate your agreement with the following statements:

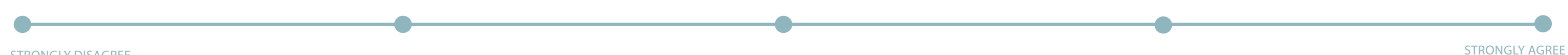
I think this scenario would result in a **VIBRANT** village center in Irasville.



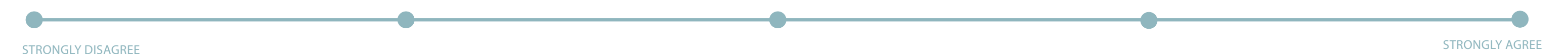
I think this scenario would support **LOCAL BUSINESS** development.

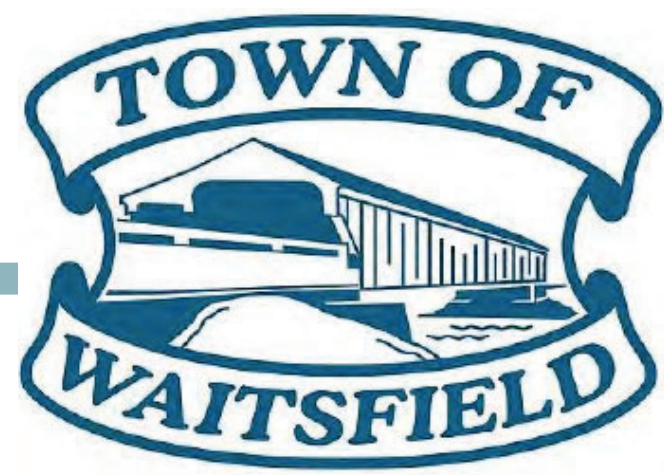


I think this scenario would result in a **WALKABLE** village center in Irasville.



I think this scenario adequately **BALANCES** infill development opportunities and natural resource protection.





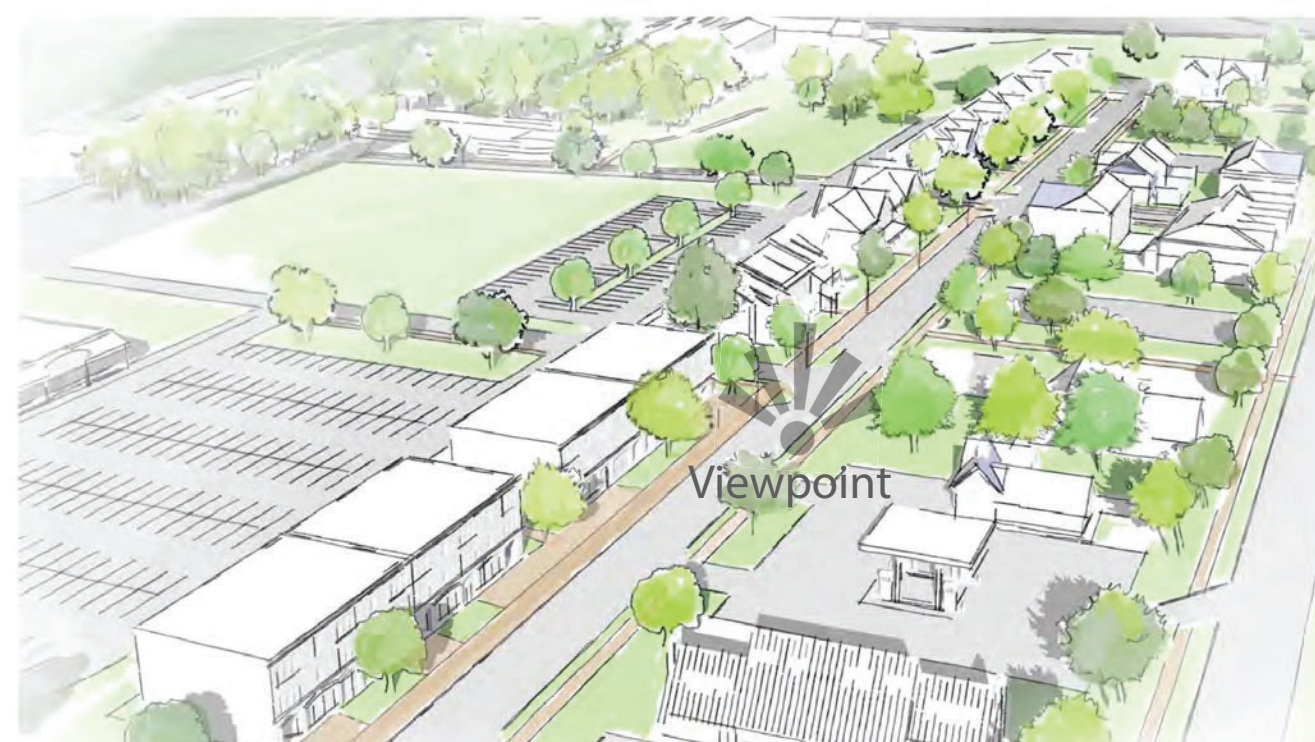
Irasville Village Master Plan

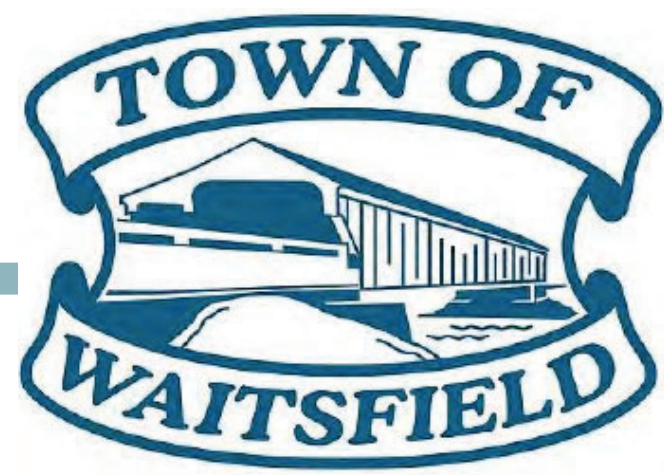
SLOW ROAD "STREET VIEW" - SCENARIO #3

This conceptual illustration shows what Slow Road could look like at the street level under Scenario #3 - Expanded Village Hub.



GRAB A POST-IT NOTE. Write down your thoughts about this vision for Slow Road as Irasville's Main Street. What do you like about it? What would you change about it?





Irasville Village Master Plan

ZOOMING OUT TO ALL OF IRASVILLE

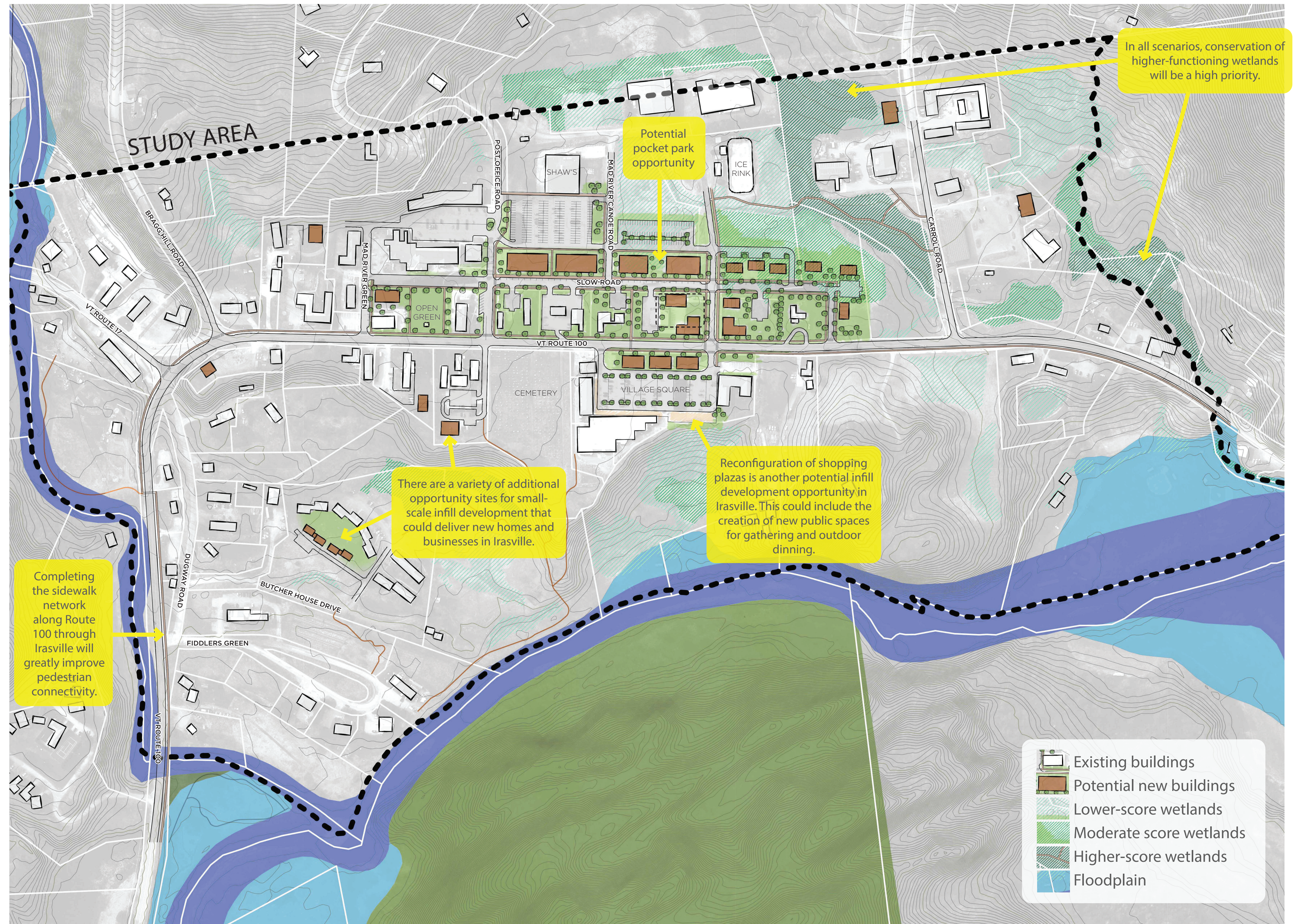
OVERHEAD VIEW OF POTENTIAL INFILL DEVELOPMENT IN IRASVILLE

SCENARIO #3: EXPANDED VILLAGE HUB

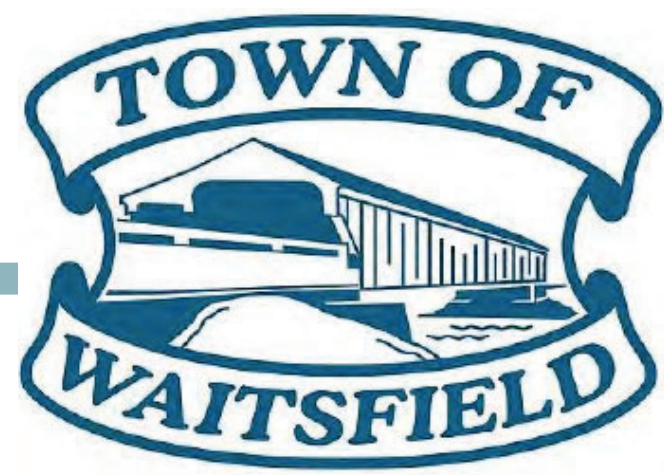
This overhead view shows what future development could look like under Scenario #3 across all of Irasville.

The Irasville Village Master Plan is not just about Slow Rd. While Slow Rd is envisioned to be the primary hub for future infill development, there are many other opportunity sites across Irasville, including potential for new homes, businesses, and upgrades to existing shopping plazas. Providing an interconnected network of sidewalks and paths will be critical to linking different areas of Irasville as part of a cohesive vision for a more vibrant village.

Take a few moments to look around this overhead view of a potential future for Irasville before moving on to the next station.

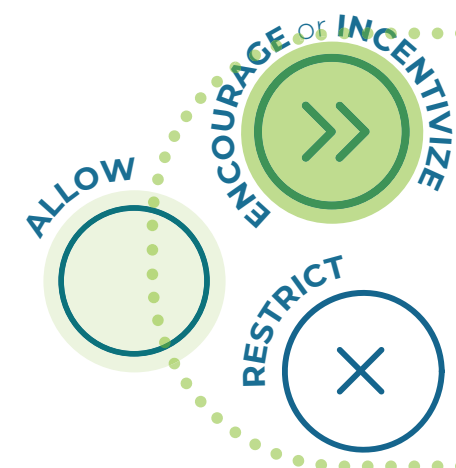


Note: the purpose of these conceptual scenarios is to envision possible future development that could occur in Irasville. Any future development on private property is the choice of the property owner.



Irasville Village Master Plan

GUIDING FUTURE DEVELOPMENT



Future residential and commercial development could come into Irasville in a variety of different forms. Through zoning and other land use regulations, the Town of Waitsfield can guide this future development to align with community priorities.



Please provide your feedback on the different types of development presented below. These examples are intended to show the general form and type of buildings that could come into Irasville.

LARGE THREE-STORY WITH GROUND LEVEL RETAIL & UPPER FLOOR RESIDENCES



MODERATE THREE-STORY WITH GROUND LEVEL RETAIL & UPPER FLOOR RESIDENCES



TOWNHOMES

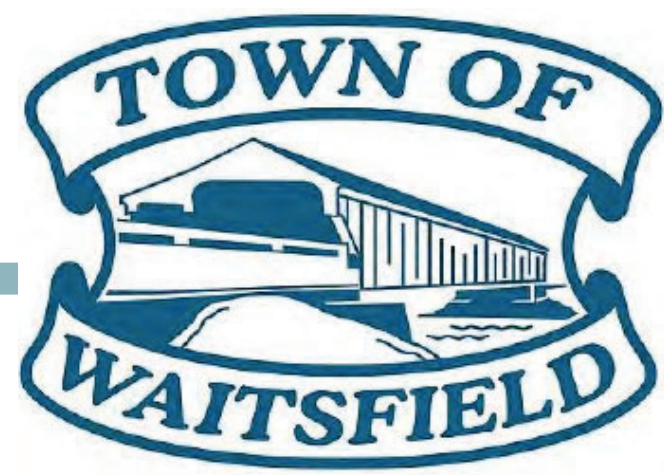


CLUSTERED DUPLEXES



Using a sticker dot, choose how the Town of Waitsfield should regulate this kind of development in the “core” of Irasville:

	Large three-story with ground level retail & upper floor residences	Moderate three-story with ground level retail & upper floor residences	Townhomes	Clustered Duplexes
» Encourage or incentivize this kind of development				
» Allow this kind of development				
» Restrict this kind of development				

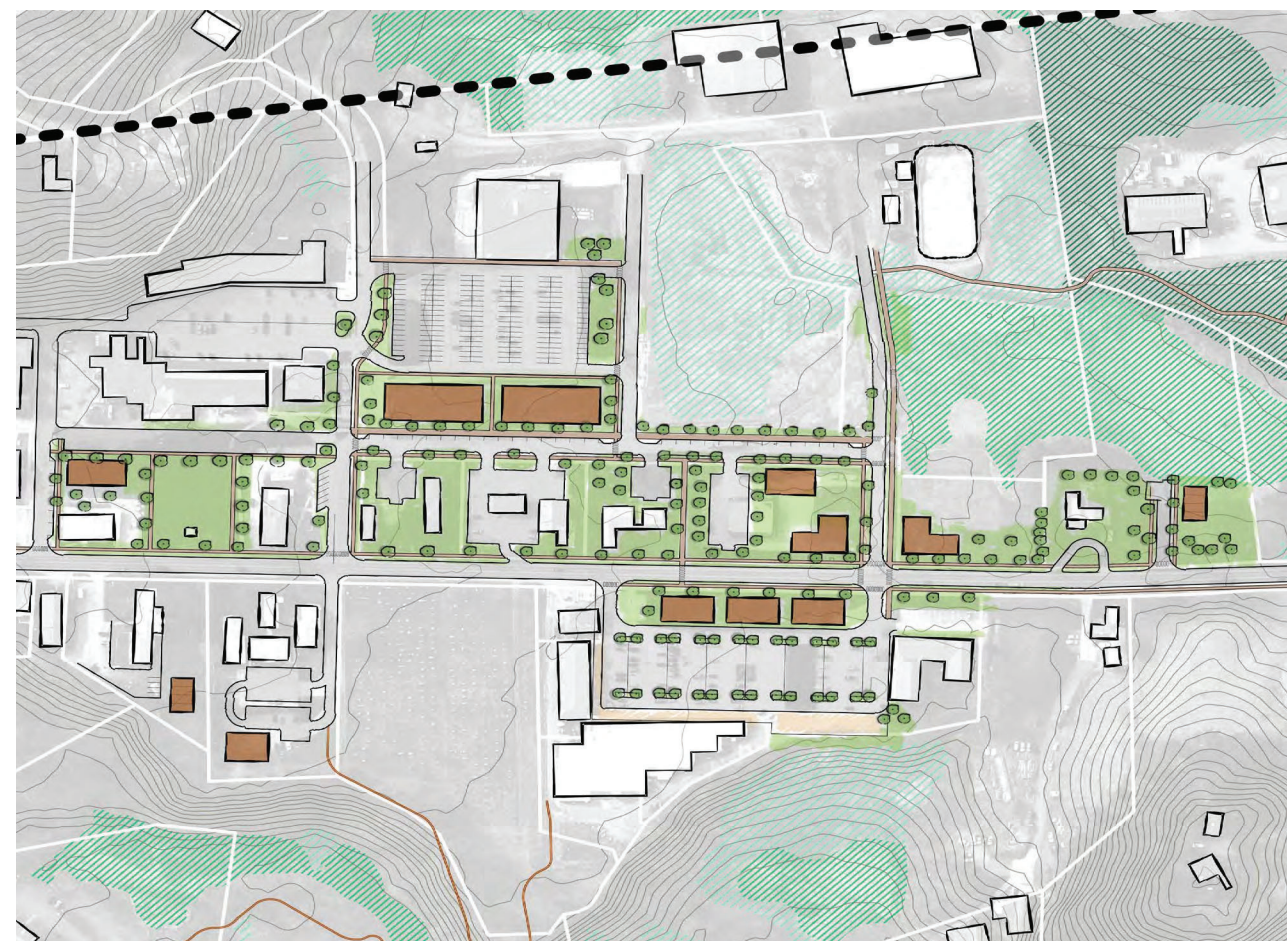


Irasville Village Master Plan

SCENARIO PREFERENCES & TRADEOFFS



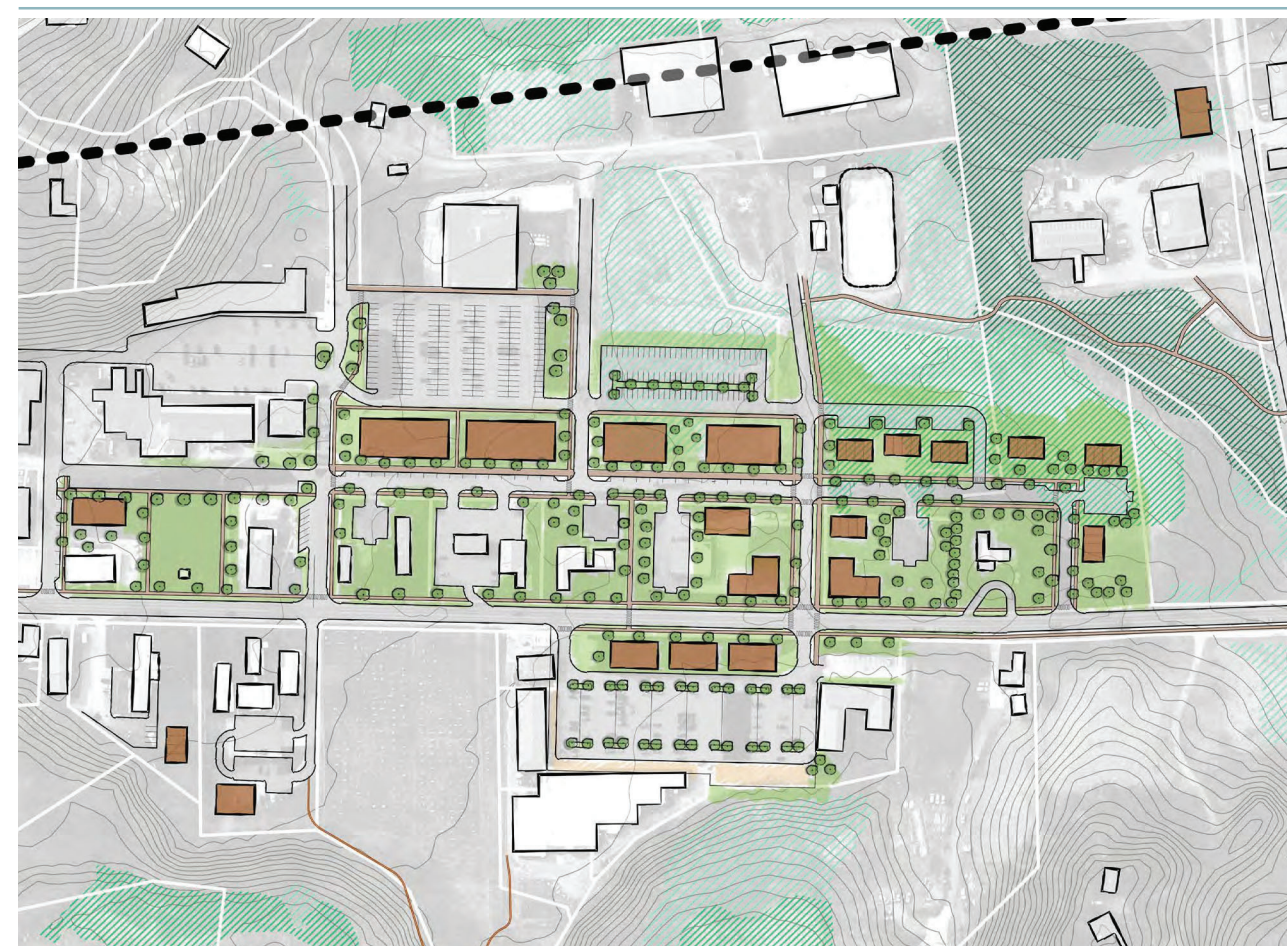
SCENARIO #1:
INCREASED INFILL DEVELOPMENT



SCENARIO #2:
EMERGING VILLAGE HUB



SCENARIO #3:
EXPANDED VILLAGE HUB



Which scenario best aligns with your desired future for Irasville?

SCENARIO #1: INCREASED INFILL DEVELOPMENT	
SCENARIO #2: EMERGING VILLAGE HUB	
SCENARIO #2: EXPANDED VILLAGE HUB	
NONE OF THEM	

Considering the anticipated benefits, costs, and tradeoffs associated with each scenario, which scenario do you think the Town of Waitsfield should pursue?

SCENARIO #1: INCREASED INFILL DEVELOPMENT	
SCENARIO #2: EMERGING VILLAGE HUB	
SCENARIO #2: EXPANDED VILLAGE HUB	
NONE OF THEM	

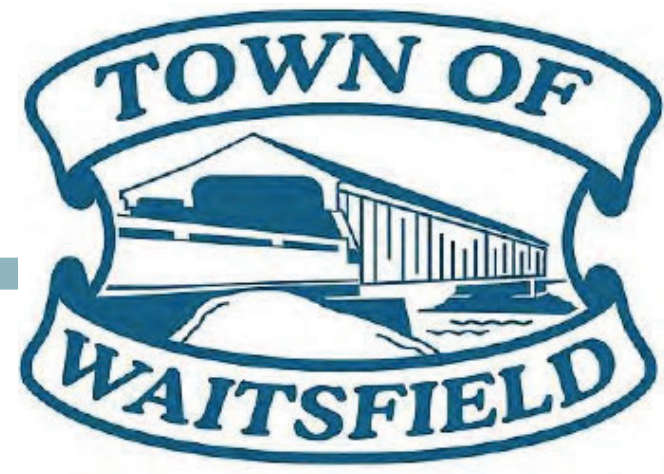
In 2024, Waitsfield voters approved a \$15 million bond to establish a community wastewater system to serve Irasville and Waitsfield Village. The stated goals of this infrastructure investment include protecting water quality, expanding housing options, and boosting economic activity.

Which scenario do you think provides the Town with the best return on investment for the community wastewater project?

SCENARIO #1: INCREASED INFILL DEVELOPMENT	
SCENARIO #2: EMERGING VILLAGE HUB	
SCENARIO #2: EXPANDED VILLAGE HUB	
NONE OF THEM	

Consider the Slow Road "Main Street" concept. What would be your priority for the types of development along this Main Street?

Mixed-use development w/ ground-level businesses & upper floor residences	
Residential apartment buildings	
Residential townhomes	
Residential duplexes	
Standalone businesses (e.g., restaurants, retail stores)	
Park / green space	
Community facilities (e.g., community center)	

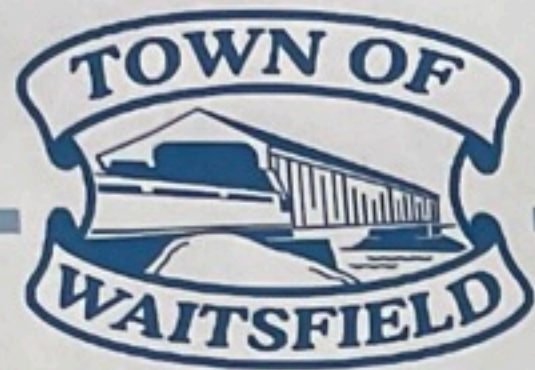


Irasville Village Master Plan

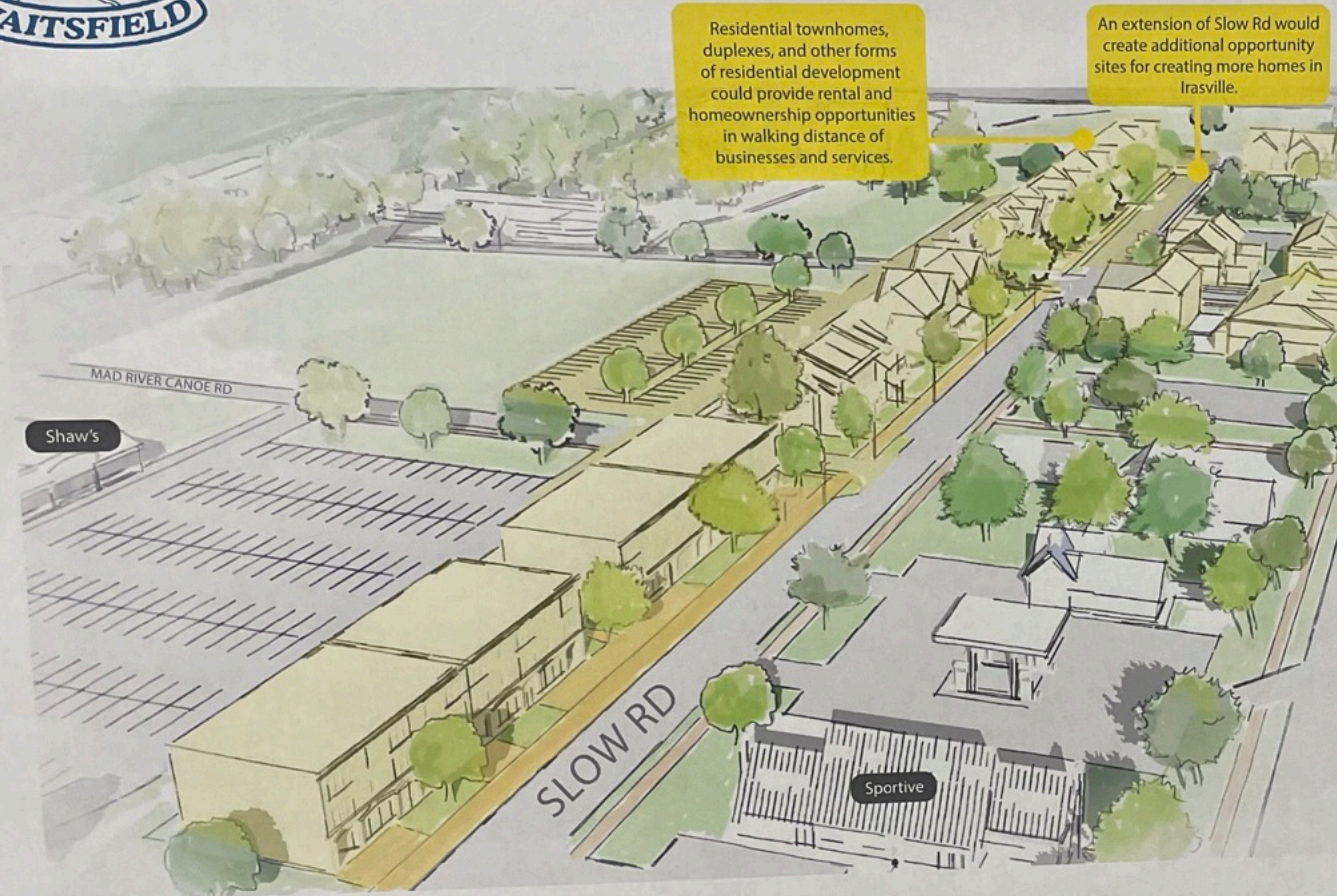
Do you have any additional comments to share to inform the development of the Irasville Village Master Plan?



Please describe:



Irasville Village Master Plan



Residential townhomes, duplexes, and other forms of residential development could provide rental and homeownership opportunities in walking distance of businesses and services.

An extension of Slow Rd would create additional opportunity sites for creating more homes in Irasville.

SCENARIO #3: EXPANDED VILLAGE HUB

Scenario Description

This scenario envisions what Irasville could look like when...

- There is a greater amount of infill development in wetland areas that have lower wetland function or value.
- There is construction of new parking areas and a secondary road parallel to Slow Rd.
- There is an extension of Slow Rd to facilitate additional development.
- There are even more sidewalks constructed.



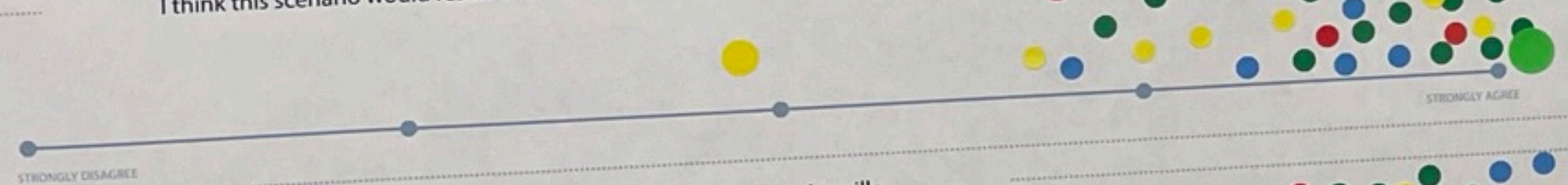
COMPARED TO SCENARIOS #1 & #2...

- There are the highest infrastructure costs.
- There are the greatest number of opportunities for desired infill development. Potential new homes, businesses, and community facilities have the most pathways to completion.
- There is the greatest "critical mass" of residents and businesses to support a vibrant village center.
- The Slow Road "Main Street" extends for three blocks. The road can be closed for community events thanks the secondary road.
- Since there would be impacts to low- and moderate-functioning wetlands, there are even more uncertainties in this scenario. Some future development would be subject to wetlands permitting and additional costs.

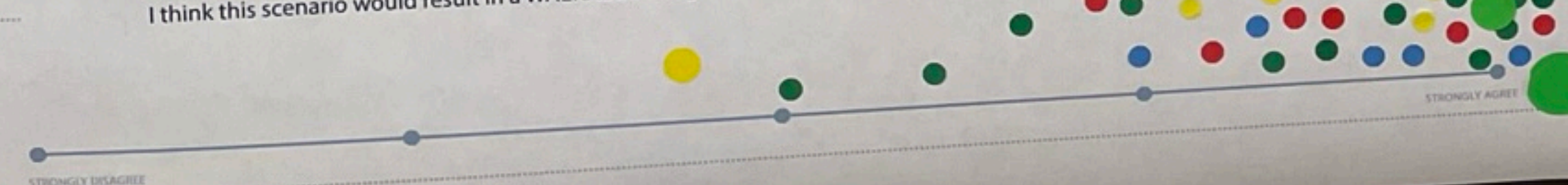


Using a sticker dot, rate your agreement with the following statements:

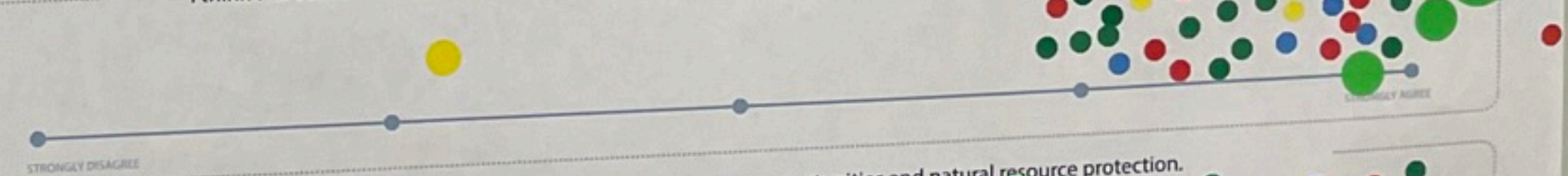
I think this scenario would result in a **VIBRANT** village center in Irasville.



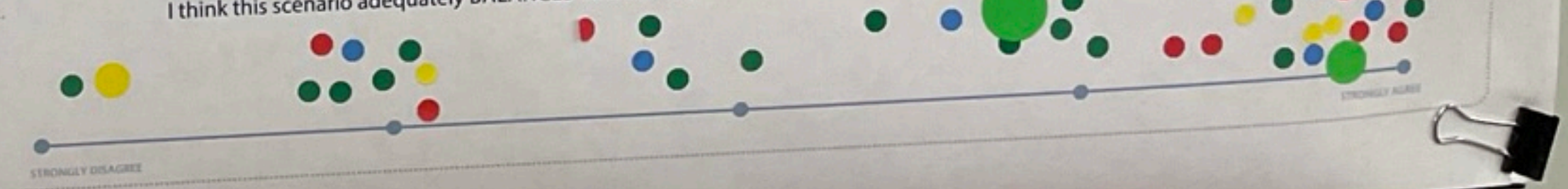
I think this scenario would result in a **WALKABLE** village center in Irasville.

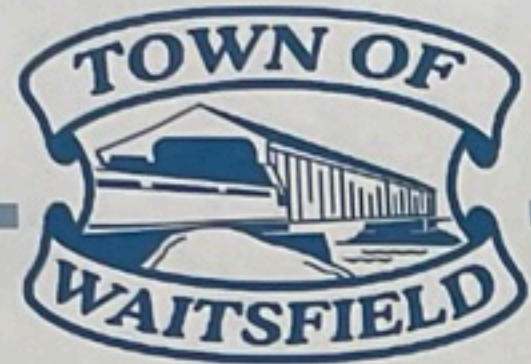


I think this scenario would support **LOCAL BUSINESS** development.



I think this scenario adequately **BALANCES** infill development opportunities and natural resource protection.





Irasville Village Master Plan

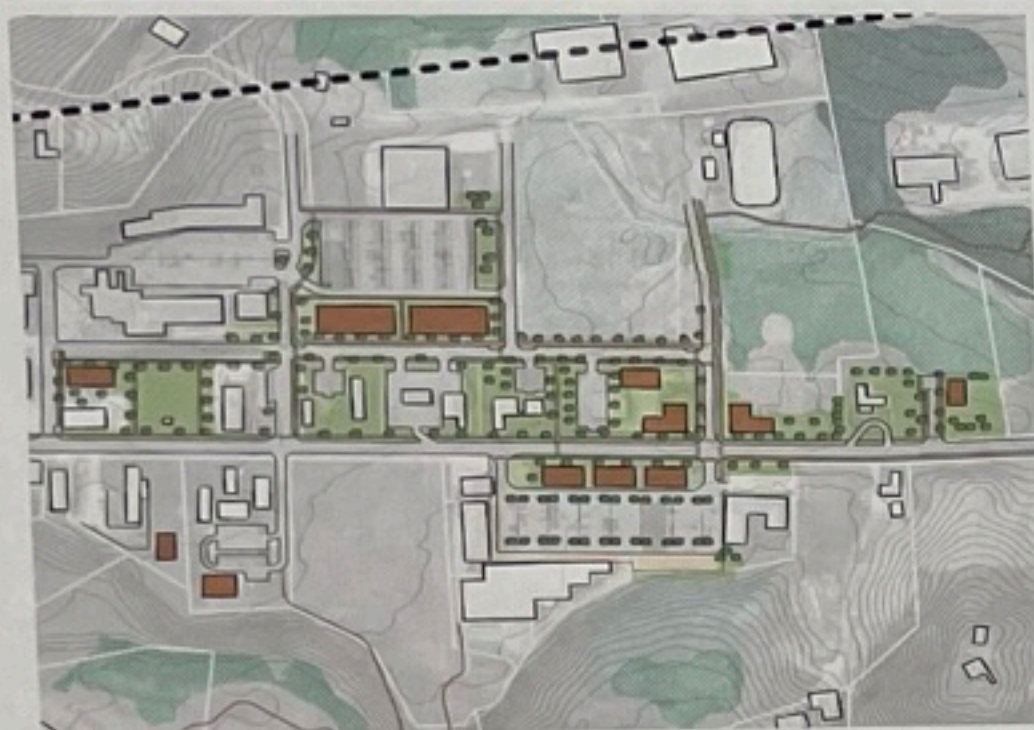
SCENARIO PREFERENCES & TRADEOFFS

Answer completely dependent on wetland impact



In 2024, Waitsfield voters approved a \$15 million bond to establish a community wastewater system to serve Irasville and Waitsfield Village. The stated goals of this infrastructure investment include protecting water quality, expanding housing options, and boosting economic activity.

SCENARIO #1: INCREASED INFILL DEVELOPMENT



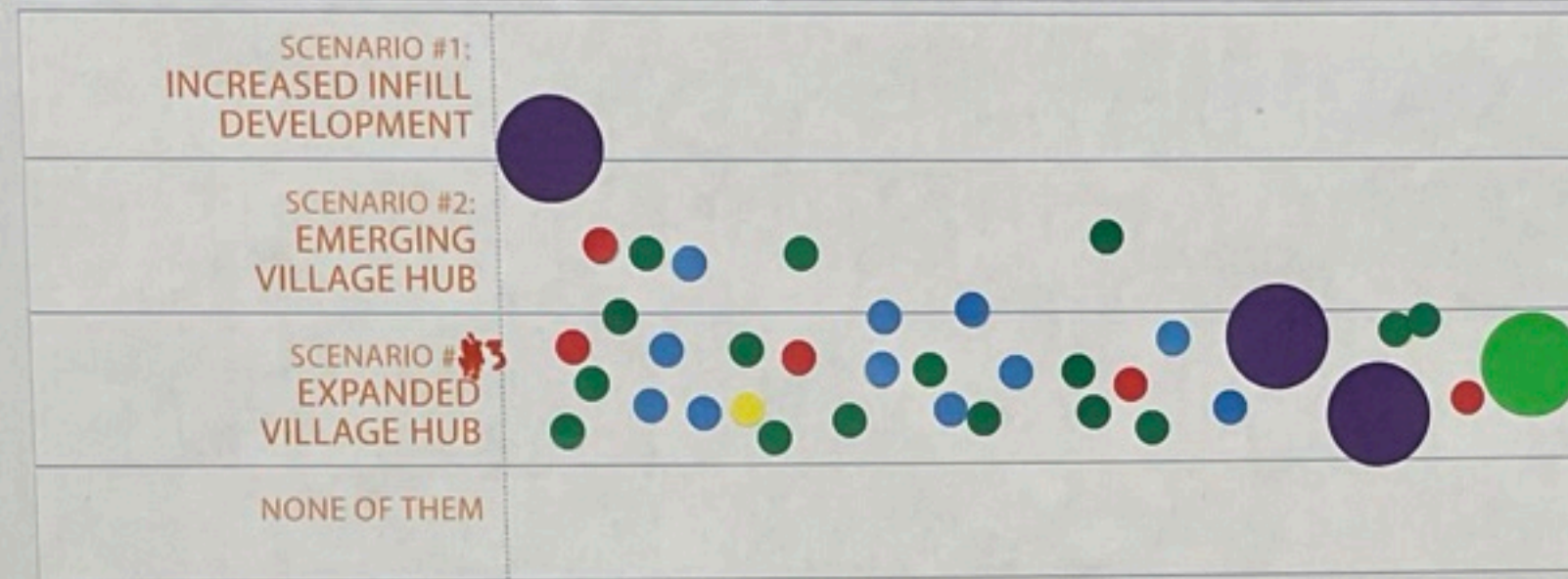
SCENARIO #2: EMERGING VILLAGE HUB



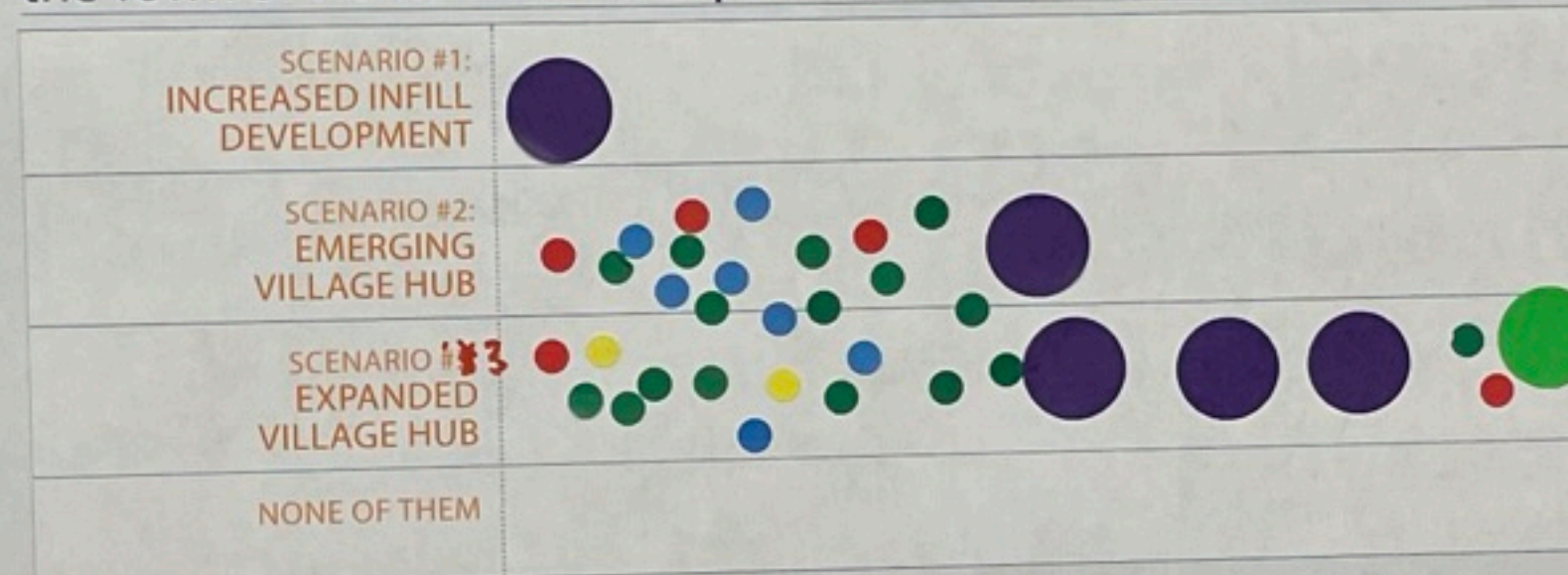
SCENARIO #3: EXPANDED VILLAGE HUB



Which scenario best aligns with your desired future for Irasville?



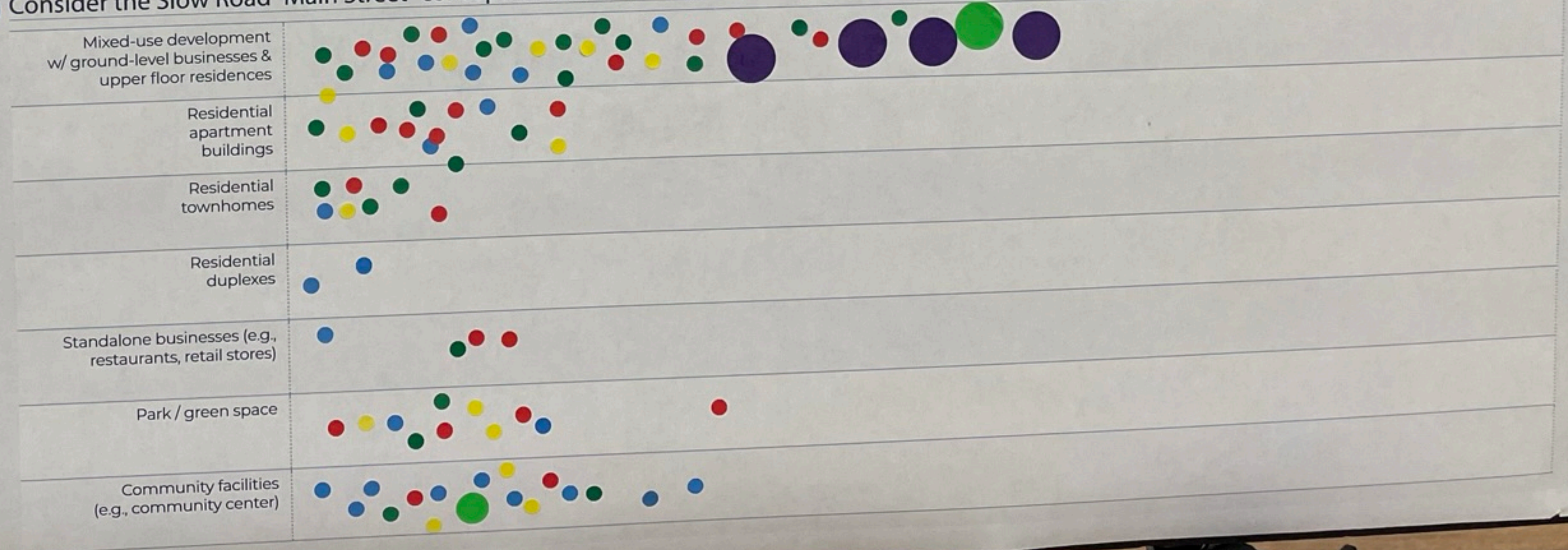
Considering the anticipated benefits, costs, and tradeoffs associated with each scenario, which scenario do you think the Town of Waitsfield should pursue?



Which scenario do you think provides the Town with the best return on investment for the community wastewater project?



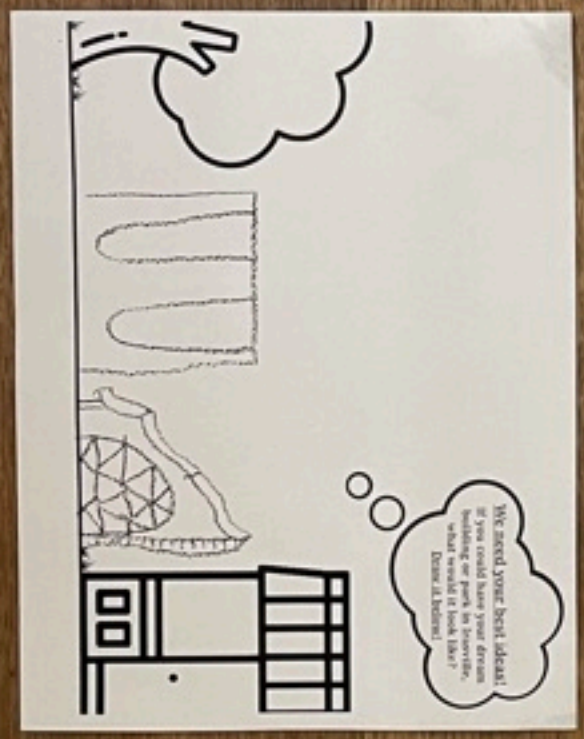
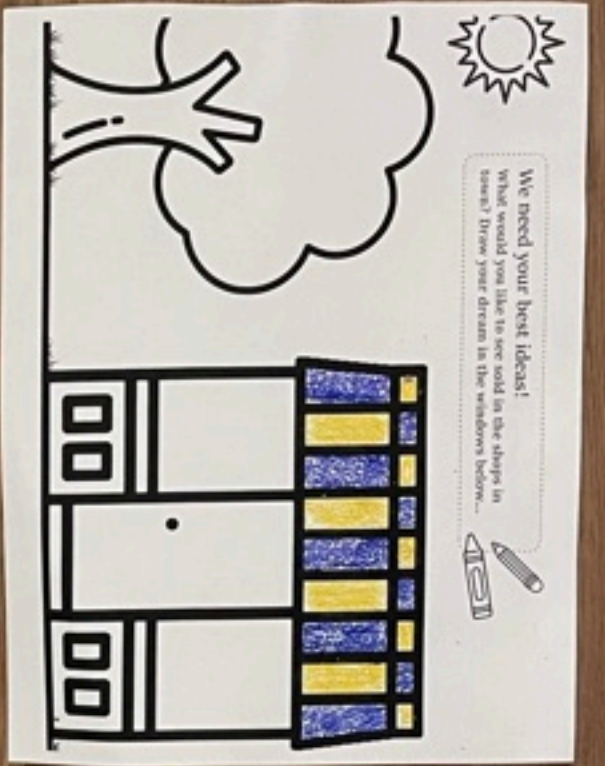
Consider the Slow Road "Main Street" concept. What would be your priority for the types of development along this Main Street?



age M
UT TO AL

lead to focus
action or
land use
in the future
by access from
main road

Existing buildings
Potential new buildings
Lower-score wetlands





Irasville Village Master Plan

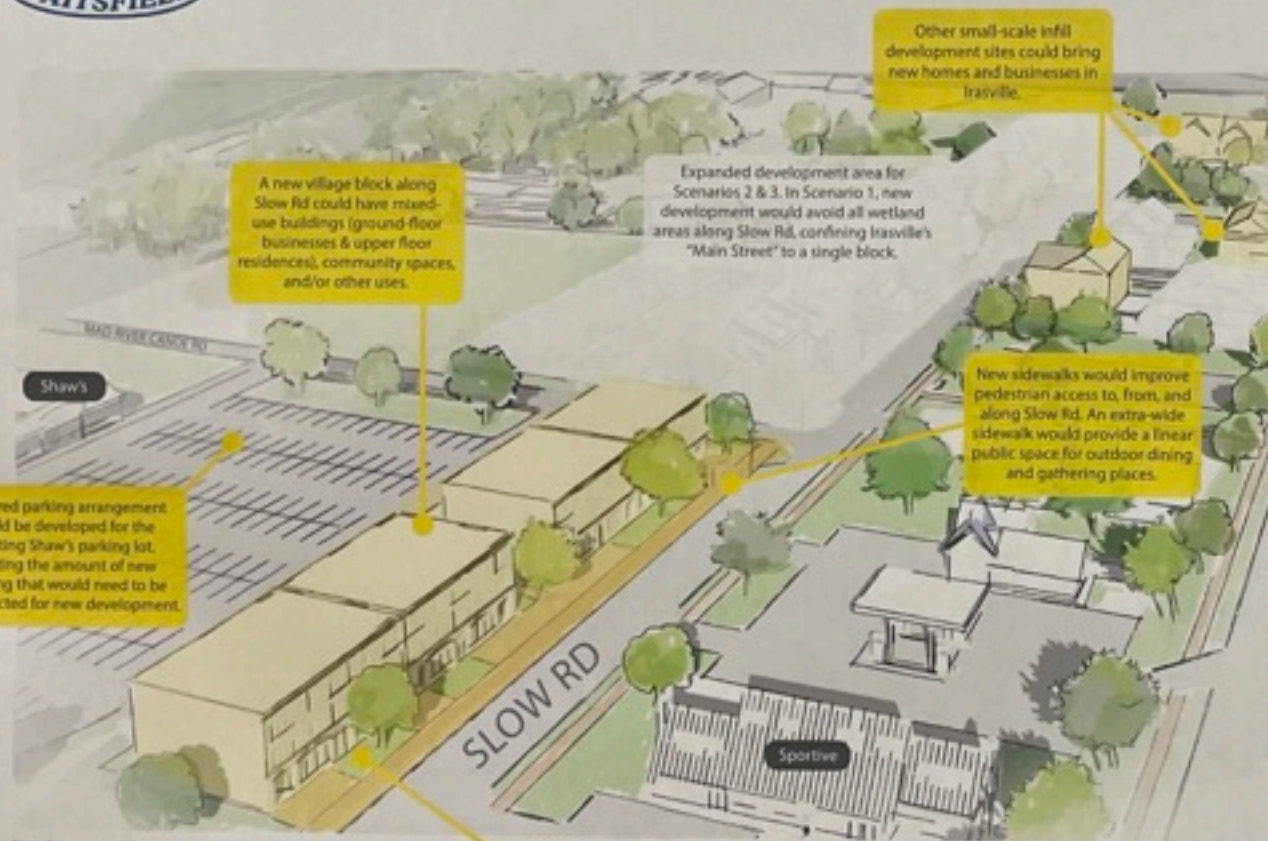
Do you have any additional comments to share to inform the development of the Irasville Village Master Plan?

Please describe:

- + ^{8/21} ^{dedicated} ^{to walking!} ^{with Lap pool!} ADDITIONAL FOCUS/PLANNING ON WALKING/BIKING LINES/PATHS, AS WELL AS GREEN SPACES; COMMUNITY CENTER SPACE WOULD BE AWESOME.
- + PLEASE TIE INTO THE VT-100 ACTIVE TRANSPORTATION CORRIDOR → WE NEED ^{BETTER} NON-VEHICLE WAYS TO GET TO THE IMPROVED TOWN CENTER W/O A CAR.
- + PLEASE CONSIDER THE ARCHITECTURAL ~~OF~~ STYLE OF THE NEW BUILDINGS, AND ENSURE THEY COMPLEMENT THE HISTORICAL STYLE OF THE MRV. MORE BUILDINGS LIKE LAWSON'S! ~~AND~~ THEIR TIMBER FRAME CONSTRUCTION IS BEAUTIFUL!
- + Walking
- + I'm curious about the wetland impacts between scenarios 2 & 3. How much do they support flood mitigation? What is the balance taking into account our environmental challenges?
- + please be thoughtful about inclusion principles; not only ways to allow locals/residents to feel welcome, but tourists/out-of-towners, people of varying socioeconomic statuses, families, older children, elderly, mobility-impaired, etc.
- + THE THREE SCENARIOS DON'T SEEM MUTUALLY EXCLUSIVE, BUT RATHER PHASES OF DEVELOPMENT BASED ON FUNDING, AND STATE APPROVAL OF WETLAND IMPACT. IMHO, LET'S START FOR THE MOST DEVELOPMENT WE CAN WITHOUT IMPACTING HIGH FUNCTIONING WETLANDS. IF THE STATE SAYS NO, WE HAVE #2 OR #1 AS BACKUP. SEPARATELY, THE COMMUNITY LONGS FOR A REC CENTER. THE STADIUM SITS IN THE LOWEST FUNCTIONING WETLANDS. THIS PLAN SHOULD INCLUDE THE INITIAL DEVELOPMENT OF THAT AREA + CREATION OF A MULTI-USE REC CENTER FOR YEAR ROUND ACTIVITY.
- + Very Important to review planning with road traffic in mind. Route 100 is going to continue to feel traffic pressure and needs calming mechanisms But not Traffic Lights!
- It would be helpful to know what's known been learned about the key ingredients needed to develop and sustain vibrant towns + villages. I'm reminded of the impact Jane Jacob's book about cities had on the field of urban planning.
- How can we take meaningful steps ^{beyond} ~~by~~ the plan the help ensure that the plan visions are realized.
- Would love a mix to sustain + more full year residents. We need more accessible housing for elders near shopping! Prefer not a few entitled (big) houses but rather more + moderate size etc to fit in + help more. Thanks for all your work on this. Pls. Keep asking us! Useful format w/ dots and plans.
- I am concerned that the plans do not discuss increases in traffic. Will future development require traffic lights? Will residents support traffic lights?
- It seems a full understanding of hydrological ~~geological~~ ^{hydrological} issues & geological constraints is needed before any further development planning is done.
- The wetlands/flood ^{natural} mitigation aspects need to be made more evident in relation to the development.
- How does the new beaver ~~pond~~ pond in "wet meadow" next to Staw's impact all this planning?



Irasville Village Master Plan



A new village block along Slow Rd could have mixed-use buildings (ground floor businesses & upper floor residences), community spaces, and/or other uses.

Expanded development area for Scenarios 2 & 3. In Scenario 1, new development would avoid all wetland areas along Slow Rd, confining Irasville's "Main Street" to a single block.

Other small-scale infill development sites could bring new homes and businesses in Irasville.

New sidewalks would improve pedestrian access to, from, and along Slow Rd. An extra-wide sidewalk would provide a linear public space for outdoor dining and gathering places.

A shared parking arrangement could be developed for the existing Shaw's parking lot, limiting the amount of new parking that would need to be constructed for new development.

Street trees and green spaces will help maintain Irasville's natural character.

Note: The purpose of these conceptual scenarios is to envision possible future development that could occur in Irasville. Any future development on private property is the choice of the property owner.

SCENARIO #1: INCREASED INFILL DEVELOPMENT

Scenario Description

This scenario envisions what Irasville could look like when...

- Wetland impact are avoided almost entirely.
- There is limited new road construction and fewer sidewalks are constructed.



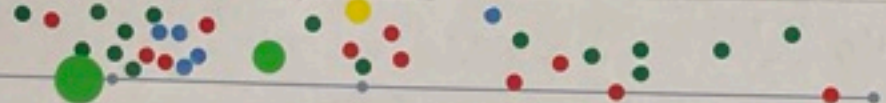
COMPARED TO SCENARIOS #2 & #3...

- There are fewer infrastructure costs.
- There are fewer opportunities for desired infill development. Potential new homes, businesses, and community facilities may compete for the same spaces.
- The Slow Road "Main Street" is confined to a single block consisting of a few buildings.
- Since there are minimal wetland impacts, there is a higher certainty that this scenario could be realized.

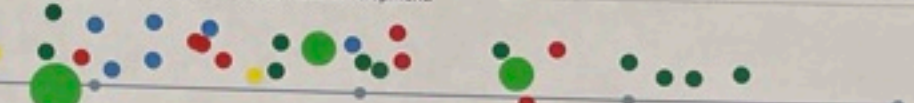


Using a sticker dot, rate your agreement with the following statements:

I think this scenario would result in a VIBRANT village center in Irasville.



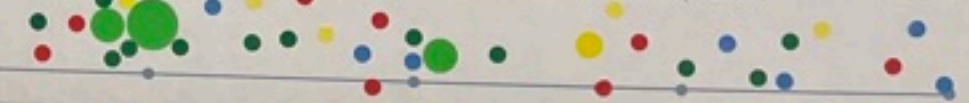
I think this scenario would support LOCAL BUSINESS development.



I think this scenario would result in a WALKABLE village center in Irasville.



I think this scenario adequately BALANCES infill development opportunities and natural resource protection.





Irasville Village Master Plan

ZOOMING OUT TO ALL OF IRASVILLE

OVERHEAD VIEW OF POTENTIAL INFILL DEVELOPMENT IN IRASVILLE

SCENARIO #3: EXPANDED VILLAGE HUB

This overhead view shows what future development could look like under Scenario #3 across all of Irasville.

The Irasville Village Master Plan is not just about Slow Rd. While Slow Rd is envisioned to be the primary hub for future infill development, there are many other opportunity sites across Irasville, including potential for new homes, businesses, and upgrades to existing shopping plazas. Providing an interconnected network of sidewalks and paths will be critical to linking different areas of Irasville as part of a cohesive vision for a more vibrant village.

Take a few moments to look around this overhead view of a potential future for Irasville before moving on to the next station.



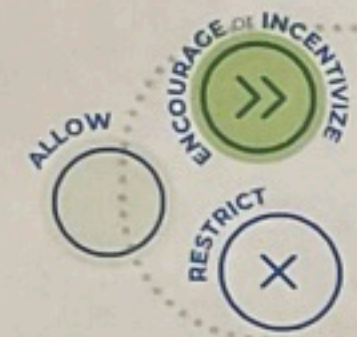
Note: the purpose of these conceptual scenarios is to envision possible future development that could occur in Irasville. Any future development on private property is the choice of the property owner.

It would be nice if
the different types of
proposed structure, i.e.
duplexes, townhomes, etc.
were mixed instead of
their proposed segregated
configuration.



Irasville Village Master Plan

GUIDING FUTURE DEVELOPMENT



Future residential and commercial development could come into Irasville in a variety of different forms. Through zoning and other land use regulations, the Town of Waitsfield can guide this future development to align with community priorities.



Please provide your feedback on the different types of development presented below. These examples are intended to show the general form and type of buildings that could come into Irasville.

LARGE THREE-STORY WITH GROUND LEVEL RETAIL & UPPER FLOOR RESIDENCES



MODERATE THREE-STORY WITH GROUND LEVEL RETAIL & UPPER FLOOR RESIDENCES



TOWNHOMES



CLUSTERED DUPLEXES



Need ground floor housing for seniors



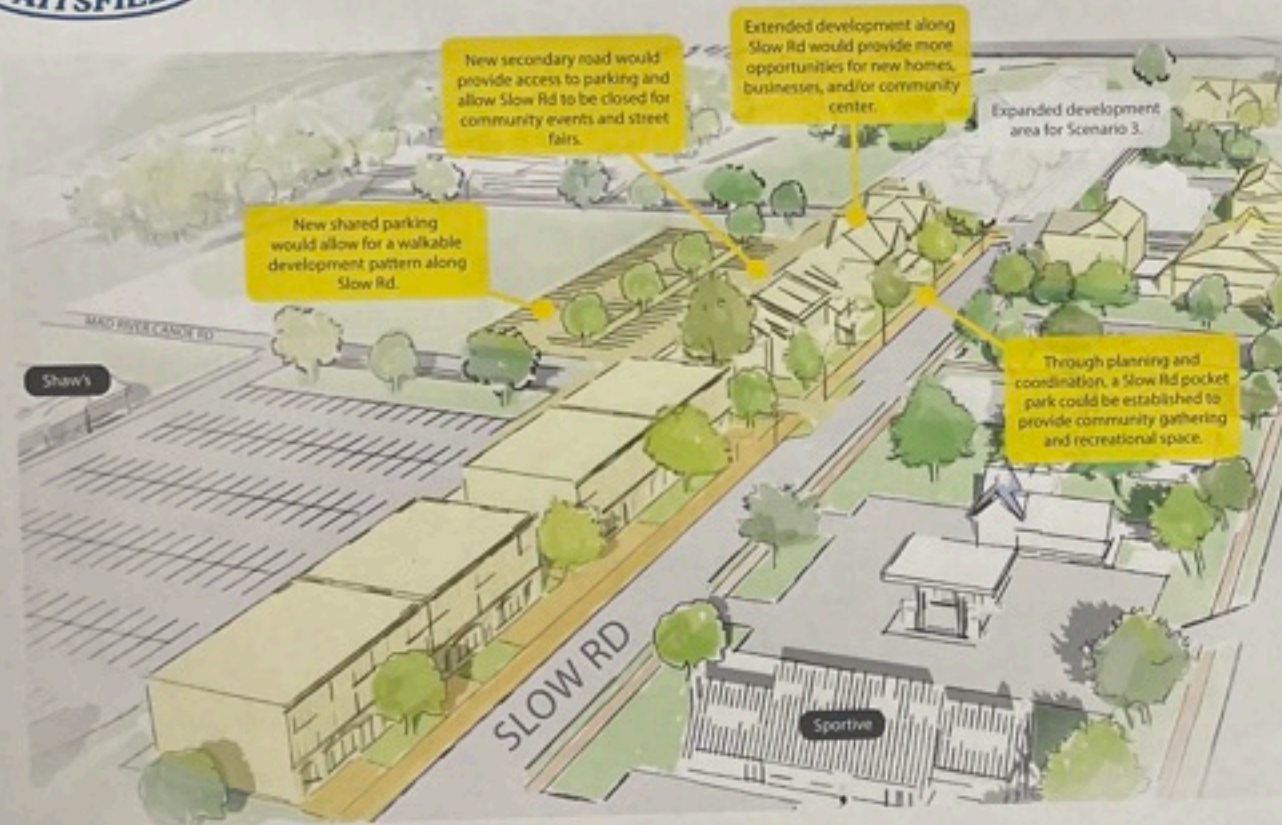
Using a sticker dot, choose how the Town of Waitsfield should regulate this kind of development in the "core" of Irasville:

	Large three-story with ground level retail & upper floor residences	Moderate three-story with ground level retail & upper floor residences	Townhomes	Clustered Duplexes
» Encourage or incentivize this kind of development	Blue and green dots	Many blue, green, and red dots	Blue and green dots	Blue and green dots
» Allow this kind of development	Many blue and green dots	Many blue, green, and red dots	Blue and green dots	Blue and green dots
» Restrict this kind of development	Blue and red dots	Blue and red dots	Blue dots	Blue and red dots

Do you have any additional comments?



Irasville Village Master Plan



SCENARIO #2: EMERGING VILLAGE HUB

Scenario Description

This scenario envisions what Irasville could look like when...

- There is some infill development in wetland areas that have little wetland function or value.
- There is construction of new parking areas and a secondary road parallel to Slow Rd.
- There are more sidewalks constructed.



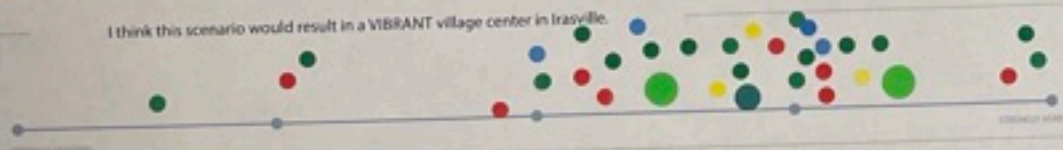
COMPARED TO SCENARIO #1...

- There are higher infrastructure costs.
- There are more opportunities for desired infill development. Potential new homes, businesses, and community facilities may have more pathways to completion.
- There is a larger "critical mass" of residents and businesses to support a vibrant village center.
- The Slow Road "Main Street" now extends two blocks. The road can be closed for community events thanks to a secondary road running behind Slow Road.
- Since there would be impacts to lower-functioning wetlands, there are more uncertainties in this scenario. Some future development would be subject to wetlands permitting and additional costs.



Using a sticker dot, rate your agreement with the following statements:

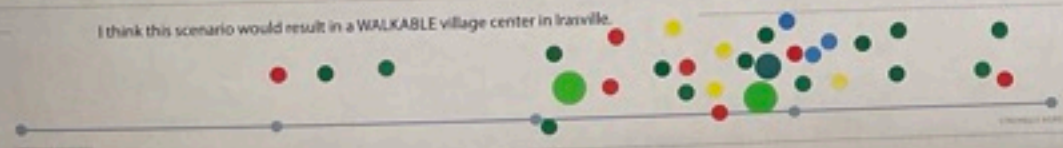
I think this scenario would result in a VIBRANT village center in Irasville.



I think this scenario would support LOCAL BUSINESS development.

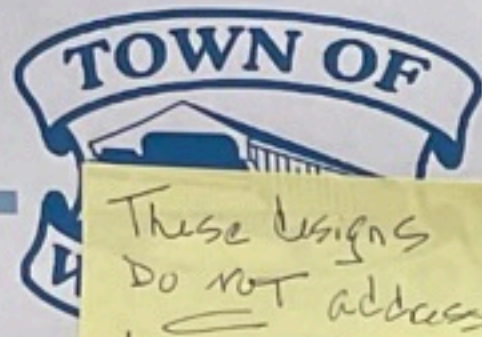


I think this scenario would result in a WALKABLE village center in Irasville.



I think this scenario adequately BALANCES infill development opportunities and natural resource protection.





Irasville Village Master Plan

SLOW ROAD "STREET VIEW" - SCENARIO #3

These designs do not address traffic. This is an oversight. Will the plans capture traffic lights?

The more concentrated development aligns best with what's known about livability, social, safety, & community in the Town of Irasville.

Is there a way to help ensure that new housing can be used by area workers & not turned into more Airbnb.

How does RT 100 transportation contribute in

More bike route connections & dedicated bike lanes!

and incorporating. Featuring healthy, functioning wetlands in the design could make this a special, unique village.

SENIOR-FRIENDLY SINGLE LEVEL HOUSING NEEDED. NEED GRADUATED OPTIONS "ADA"

NET ZERO CONSTRUCTION LOW MAINTENANCE

optual illus level under Scenario

ows what Slow Road could look like at the street level Village Hub.

A POST-IT NOTE. Write down your thoughts on this vision for Slow Road. What do you like about it? What do you not like about it?



Retirement homes. Small in community. Center would be awesome.

Traffic Calming!

I really like option 3. The mix of building & the 3 story buildings really hits like a vibrant town center! We can do it!

Love it! Integrate w/ bike paths and lots of outdoor dining. I FULLY AGREE

Urgent Care Pharmacy Services

Green roof with Year Round in houses

Love this but where does storm-water infrastructure go?

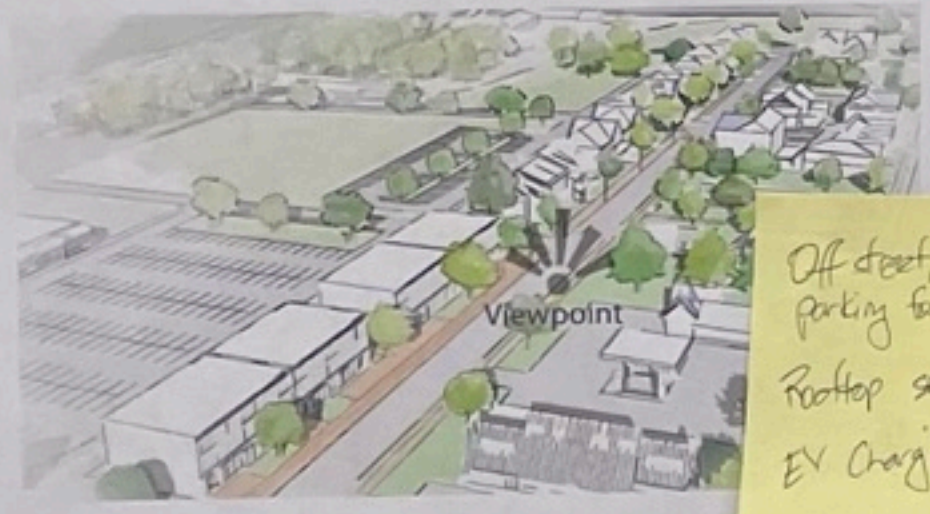
It looks nice, but it takes up too much wetland.

Green roofs please 10% budget - trees!!

Further assess wetlands functions & consider in light of climate-change related impacts (flooding)

worried that this would use all wastewater infrastructure and percent additional ADA/accessible friendly; a safe place for older kids to hang out in groups or alone.

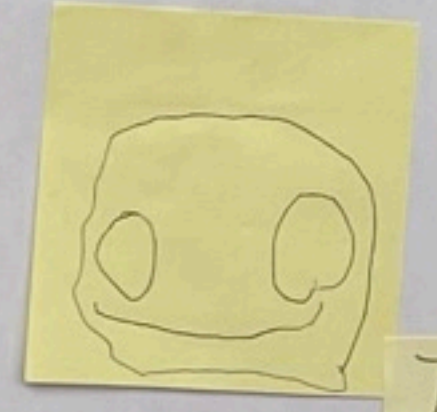
Shade, reflective thermal heat, benches/outside tables for picnics, lounging, bike stands/tracks, guerrilla gardening?



Off street indoor parking for residents. Rooftop solar? EV charging?

My 7 year old keeps asking about playgrounds

NEEDS MORE/BETTER BIKING INFRASTRUCTURE



Like the concept, concerned about it getting down the path of "seniors" development with fairly generic, new buildings rather than the vibrant model of organic village growth

How can we construct road to encourage walkability/Bikability?

would be better

Walkable retirement empty nests home w/ community gardens & green amenities

Community Center with LAP pool for LAP swimming!

This looks awesome. Such a nice look

possible impact, something like duplexes can go other places & takes up too much space; by best case we are sharing resources of money in the market

How about A LAP pool? YES

Underground parking? 2-3rd levels? Levels should be appointments