



WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

Tuesday, February 13th, 2024 @ 7:00pm
Meeting to be held in-person and via Zoom

**PUBLIC ACCESS TO THIS MEETING WILL BE AVAILABLE BOTH IN-PERSON
AT THE TOWN OFFICES OR REMOTE VIA ZOOM. TO PARTICIPATE
REMOTELY, PLEASE USE THE FOLLOWING LINK:**

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

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

**Development
Review Board
Members**

Duncan Brines
John Donaldson,
Chair
Gib Geiger
Steve McKenzie,
Vice-Chair
Rudy Polwin
James Tabor
Jonathan Ursprung

**Planning & Zoning
Administrator/
E911 Coordinator**
J.B. Weir

**Town
Administrator**
Annie Decker-
Dell'Isola

Town Clerk
Jennifer Peterson

Treasurer
Randy Brittingham

**Waitsfield Town
Office**
4144 Main Street
Waitsfield, VT
05673
(802) 496-2218

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

4. Application #4164-CU by Li Wang & Liping Yeo off Rolston Road, Waitsfield VT. Pursuant to Section 4.01 (C) (1), applicants request conditional use approval to construct an accessory dwelling unit in excess of both 900 sq. ft. and 30% of the size of the proposed principal dwelling. The parcel is identified as #31013.000 in the Agricultural-Residential District.

5. APPROVAL OF MINUTES – January 9, 2024

6. ADJOURNMENT

7. DELIBERATIONS

Documents related to the above item(s) are available for review in the Town Office, on the town website, and via email. Reasonable accommodations shall be provided upon request to ensure that the meeting is accessible to all individuals regardless of disability. Please contact the Planning & Zoning Office and at 496-2218 x4 for more information.



DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for February 13, 2024 Meeting

Application #:	4164-CU
Land Owner:	Li Wang & Liping Yeo
Property Address:	off Rolston Road
Parcel Number:	31013.000 in the Agricultural-Residential District
Meeting Dates:	February 13, 2024
Proposal/Type:	Requesting to construct an accessory dwelling unit in excess of both 900 sq. ft. and 30% of the size of the proposed principal dwelling

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. [Town of Waitsfield Zoning Bylaws](#), as adopted March 2, 1971 and amended through January 8, 2024:
 - a. Table 2.07 Agricultural-Residential District
 - b. Section 4.01 Accessory Dwelling Units
 - c. Section 5.03 Conditional Use Review

2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

1. On January 10, 2024, the applicant submitted a conditional use application #4164-CU, Zoning permit application #4164, responses to General and Specific Review Standards, Cover letter, a site plan titled “Li Wang & Liping Yeo”, Sheet S-1, dated 11/15/2023 (McCain Consulting), ANR map of Deer Wintering Areas, tax map of the parcel area, and a list of adjoiners.

2. On February 8, 2024, the PZA included in the file State wastewater and potable water supply permit #WW-5-9413.

3. On February 8, 2024, applicants submitted an existing ROW sketch for inclusion in the file.

4. On February 8, 2024, the PZA included in the file an E911 map of the subject and adjoining parcels.

C. PROPOSED FINDINGS OF FACT

1. The property is located off Rolston Road Road and consists of 42.3-acres of undeveloped land. The parcel is identified as 31013.000 in the Agricultural-Residential District.
2. The parcel is a landlocked property with right-of-way access off Rolston Road through the Cashin property, parcel ID# 31012.000.
3. Applicants request conditional use approval to construct a 2,000 sq. ft. accessory dwelling. As proposed, the principal single-family residence is 5,000 square feet.
4. An accessory dwelling is a permitted use if it does not exceed 900 sq. ft. or 30% of the gross floor area of the principal dwelling (Section 4.01 (A)). However, pursuant to Section 4.01 (C) (1), “one attached or detached dwelling unit, which is accessory to a single-family dwelling, with a floor area in excess of 900 square feet or 30% of the gross floor area of the principal dwelling, whichever is larger” is subject to conditional use and the other provisions of Section 4.01.
5. Pursuant to Section 4.01 (D), “All accessory dwellings shall: (1) meet setback requirements for the district in which they are located; for nonconforming structures, the degree of noncompliance shall not be increased by the addition of an accessory apartment or dwelling; (2) have adequate potable water and wastewater systems in accordance with applicable municipal and state regulations; and (3) have adequate off-street parking for the residents of the principal and accessory dwellings in accordance with Section 3.09.”
6. As proposed, the ADU satisfies Section 4.01 (D) (1), as the depicted envelope greatly exceeds 25 feet to the surrounding property lines. As the subject parcel constitutes an interior lot, pursuant to Section 3.07 (E), “Any interior lot which does not have frontage on a public or private road or public waters shall meet a minimum setback requirement for all its yards equal to the side yard setback distance for the district in which it is located.” As the subject parcel is located within the Agricultural-Residential District, the property line setbacks are 25 feet.
7. Pursuant to Section 4.01 (D) (2), the applicants have obtained their State wastewater and potable water supply permit - #WW-5-9413, dated 1/4/2024.
8. Pursuant to Section 4.01 (D) (3), applicants submit that an off-street parking area will be provided in accordance with Section 3.09. Pursuant to Table 3.1, a residential accessory

dwelling requires one parking space per unit. *The Board may want to confirm the exact number of proposed spaces at the hearing.*

9. Per applicants' submittal, access to both the principal home and the ADU will be off of what is currently a shared driveway between 201 Rolston Road (Cashin parcel ID# 31012.000) and 203 Rolston Road (Dolan/Dowd parcel ID# 31014.000). Applicants proposed utilizing an existing logging road to reach the single-family residence and ADU at the terminus of the existing shared driveway.
10. Pursuant to Section 3.02 and State E911 Standards, a driveway serving more than two developed lots must become a road. Applicants' driveway begins at the terminus of the existing shared driveway, and applicants submit that the new driveway will be constructed to Town driveway standards (Section 3.02 (D) (1)), which mirror VTrans B-71 Standards for residential Drives. The proposed driveway accords with Section 3.02 (D) (2), as the minimum setback of 10 feet from adjoining property lines is met. Furthermore, pursuant to Section 3.02 (D) (3), there is proposed a single 10' x 30' pull-off as required for any driveway exceeding 500 feet in length.
11. It is approximately 500 feet from Rolston Road to the beginning of the applicants' new driveway. Given that this initial 500 feet will serve more than two developed lots, this 500-foot section must be brought up to Vermont's A-76 Road Standards. *The PZA recommends conditioning any approval on the initial 500-foot section of the shared driveway being brought up to A-76 standards. In so doing, a road maintenance agreement should also be considered as a condition of approval. A new road name will need to be decided upon by the landowners it serves.*
12. Applicant have submitted responses to the General and Specific Review Standards of Section 5.03. The proposed development does not adversely affect the standards therein.
13. Per applicants' submittal, all new utilities will run underground.
14. Applicants submit that all construction will adhere to the Standards of the Vermont Low-Risk Site Handbook for Erosion Prevention and Sediment Control. EPSC plans include two culverts: one 18" culvert at the beginning of the new driveway and one 24" culvert at the access point to the ADU. Drainage ditching and swales are also included.
15. One permit has been issued for the subject property. In SUB# 00-05, a boundary line adjustment was approved in which parcel #99206.000 was deed 10.1-acres from the subject property.

16. A public hearing will be held on Tuesday, February 13, 2024. Notice was sent to *The Valley Reporter* on January 22, 2024 and it appeared in the January 25, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on January 22, 2024.

January 10, 2024

JB Weir
Planning and Zoning Administrator
Waitsfield Town Office
4144 Main Street
Waitsfield, VT 05673

RE: Waitsfield Zoning & Conditional Use Application
Wang/Yeo Property, 205 Rolston Road, Waitsfield
McCain Project No. 20153B

Dear JB:

Enclosed please find the following for the above referenced project:

- Signed zoning and conditional use applications;
- Fee check in the amount of \$1,315.00 (one thousand three hundred fifteen dollars and zero cents) for the zoning and conditional use applications;
- ANR Deer Habitat RTE Map;
- Adjoiner List (certified mailing notices to follow upon confirmation of hearing date)
- (1) full size and (10) 11" x 17" copies of the Site Plan T-1 (dated November 15, 2023; rev. 1/3/2024) for the above referenced project.

The proposed project is to construct a single family residence and an ADU that exceeds 800 square feet in floor area and 30% of the gross floor area of the principal dwelling. The ADU will be 2000 square feet and the principal dwelling will be 5000 square feet, pending final architectural design.

Please feel free to call with any questions you may have or if you need any additional information.

Sincerely,
McCain Consulting, Inc.



Gunner McCain

Enc.

Application #:.....Date Received:.....Fees: Zoning.....
Parcel #:.....Zoning District.....DRB:.....
Special Zoning Areas:.....Newspaper.....
 Approved (or Denied) by ZA on.....Total.....
 Referred to DRB because.....
Meeting Date(s).....
Decision.....
Comment.....

Owner: Li Wang & Liping Yeo.....Phone.....732-485-5988
(If not owner, letter from owner authorizing agent status is required) E-mail.....
Mailing Address.....732 Old Forge Rd, Bridgewater, NJ 08807.....Easements?.....No
Location of Property (E-911 address).....205 Rolston Rd.....Flood Plain?.....No
Existing Use and Occupancy.....Undeveloped.....Wetlands?.....Yes
Name of Business (if applicable).....Public Building?.....No

Application is made to

- erect
- repair
- alter
- extend
- remove
- change use
- other

- one family dwelling
- commercial/bus
- light industrial
- accessory building
- industrial
- sign
- other

Description of proposed use and/or structure.....Single family home and ADU with associated infrastructure

Site Plan

- Enclosed
 - On next page
- (Show dimensions listed below on the site plan)

Roads: (some have restrictions)

- Private
- Town
- State
- Scenic Route 100
- Not Applicable

Type of Construction:

- Foundation.....TBD
- Exterior Walls.....TBD
- Roofing.....TBD
- Estimated Cost of Construction:
.....TBD

Lot Size/Acreage of Lot:.....42.3 acres.....Frontage along Road.....
(i.e., 100x200; 20,000 sq.ft.; ½ acre, etc.)

After construction of the proposed structure, what will the setback be on the
Front Side (from road centerline).....N/A.....Left Side.....>25'
Right Side.....>25'.....Rear.....>25'
Nearest streambank/riverbank/pond.....>200'.....% grade/slope from development to bank.....18%

Existing Structures/Use:

N/A

Existing square footage.....**Total:**.....
Height of tallest structure:.....

Proposed Structures:

Proposed use: (ie, garage, shed, barn, etc.)
Main Residence Height: <35'; 1st floor:.....2nd floor.....3rd floor.....Total: 5000 sf
ADU Height: <35'; 1st floor:.....2nd floor.....3rd floor.....Total: 2000 sf
.....Height:.....; 1st floor:.....2nd floor.....3rd floor.....Total:.....

Total proposed square footage:.....

Building Coverage %.....<1%.....(perimeter of floor space including porches, balconies, roof overhangs>30")

Lot coverage %.....<1%.....(all ground cover including driveways, walkways, etc.)

Parking spaces have.....0.....need.....parking will be in garage

Site Plan: The box below represents your property. Draw your existing buildings and proposed buildings here. Identify all existing and proposed buildings and all front, back, and side measurements from all buildings. Please provide a separate sketch showing the height of the building.

SEE ATTACHED SITE PLAN

THIS SECTION PERTAINS ONLY TO THOSE REQUESTS REQUIRING CONDITIONAL USE REVIEW BY THE DEVELOPMENT REVIEW BOARD:

(Refer to Sections 5.2 and 5.3 of the Waitsfield Zoning Bylaws)

- 1. Application Requirements (5.2)
- 2. Conditional Use Review Criteria: Submit responses to each of the review criteria listed.
- 3. Stamped addressed envelopes for all abutters (list below)

.....
 [see attached abutters list](#)

THIS SECTION PERTAINS TO THOSE REQUESTS FOR DIMENSIONAL VARIANCE AND THEREFORE DEVELOPMENT REVIEW BOARD REVIEW:

(Refer to Section 6.5 of the Waitsfield Zoning Bylaws)

- 1. Submit narrative with application.
- 2. Stamped addressed envelopes for all abutters (list below)

.....

Other facts for the Development Review Board to consider:

No Certificate of Occupancy/Compliance shall be issued for any use and/or structure unless constructed and completed in conformity with the representations contained in the application for the zoning permit.

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained here, and to the best of his/her knowledge believes them to be true.

PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.

Signature.....  Phone(s) 7324855988 Date 12/29/23
 Please print your name legibly..... Li Wang Liping Yao

If this request is to be reviewed by the Development Review Board, then the completed application must be received 25 days in advance of the meeting.

Town of Waitsfield Conditional Use Permit Application

Town of Waitsfield, 4144 Main Street, Waitsfield, Vermont 802-496-2218

(Please complete both front and back portions of this form and submit to the Zoning Administrator)

Owner/Applicant: Li Wang & Liping Yeo Telephone #'s: 732-485-5988
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 732 Old Forge Rd, Bridgewater, NJ 08807

Location of Property: 205 Rolston Rd Parcel ID #: 031013.000

Flood Hazard Zone? No Area/Acreage of Lot: 42.3 acres

Proposed use, activity, construction, etc. (check applicable item):

- | | |
|--|--|
| <input type="checkbox"/> Access approval (see 3.02) | <input type="checkbox"/> Adaptive re-use of historic barn (see 4.02) |
| <input type="checkbox"/> Building height extension (see 3.06) | <input type="checkbox"/> Change to a non-conforming use (see 3.08.B) |
| <input type="checkbox"/> Commercial water extraction (see 4.04) | <input type="checkbox"/> Expansion of existing conditional use |
| <input type="checkbox"/> Expansion of non-conforming structure (see 3.08.A) | <input type="checkbox"/> Extraction of earth resources (see 4.05) |
| <input type="checkbox"/> Flood hazard area review (see FHA Overlay District) | <input type="checkbox"/> Home business (see 4.06.B) |
| <input type="checkbox"/> Mixed Use (see 4.07) | <input type="checkbox"/> Mobile home park (see 4.08) |
| <input type="checkbox"/> Non-residential parking in front yard (see 3.09.A) | <input type="checkbox"/> Parking or loading waiver (see 3.09.C) |
| <input type="checkbox"/> Public facility (see 4.10) | <input type="checkbox"/> Telecommunication facility (see 4.11) |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1) | <input checked="" type="checkbox"/> Other <u>ADU >800 sf</u> |

Please describe the proposed change: ADU that exceeds 800 sq.ft. in floor area and 30% of the gross floor area of the principal dwelling.

Please attach one 11"x17" maximum site plan and all other documentation as may be required in Article V, Section 5.3. Bring one set of 18"x 24" or larger site plans to the meeting.

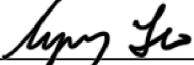
Please provide the names of adjacent property owners (use additional sheet if needed) and stamped addressed envelopes for each.

See attached tax map and list of adjoining.

(Please complete the next page of this form.)

**Please note that this application does not automatically qualify you for a state permit.
Contact the Permit Specialist at 802-476-0195.**

I represent that the information in the application is true and that I am authorized to file this application.

Signature:   Date: 12/29/23

Please print: Li Wang Liping Yeo

Office Use Only

Application Number: _____ Date Referred: _____
(from Zoning Application)

Zoning District: _____ Curb Cut Required: _____

Meeting date(s): _____

Decision: _____

General Standards. According to Article V, Section 5.03 of the Waitsfield Zoning By-Law, the Development Review Board (DRB) shall determine and rule that such proposed conditional use will not adversely affect the following general standards. Please respond to each of the following:

A. The capacity of existing or planned community facilities:

The addition of the proposed ADU will not adversely affect the capacity of existing or planned community facilities.

B. The character of the area affected:

The addition of the proposed ADU will not adversely affect the character of the area because 2 houses on 42+ acres (21 acres/house site) is consistent with the uses in the area.

C. Traffic on roads and highways in the vicinity:

One additional unit on the shared driveway will not adversely affect traffic on roads and highways in the vicinity. We note that a multi-family dwelling of up to 2 units is a permitted use in the district.

D. Any land use or land development regulations or ordinances of the town of Waitsfield then in effect:

The project conforms to the town regulations.

E. Utilization of renewable energy resources.

The addition of the proposed ADU will not adversely affect the utilization of renewable energy resources.

Note: Each zoning district and many of the proposed uses have specific standards that must be met for a conditional use permit. Attach additional sheets as necessary.

Specific Standards. In addition to the General Standards above, the DRB shall consider whether the following standards are applicable to the application due to site conditions and/or the scale and intensity of the proposed use. Please respond to the following as applicable; use additional sheets as necessary:

1. Protection of natural resources (see Section 5.03.D.1.).

The wet area near the stream has been evaluated by a wetland biologist to ensure that the proposed development does not encroach on Class II Wetlands or applicable wetland buffers.

2. Design and location of structures (see Section 5.03.D.2.).

The design and location of the proposed ADU will be compatible with its setting and context. The ADU will not be visible from off-site.

2.a. Village Residential and Village Business District standards (see Section 5.03.D.2.a.)

2.b. Irasville Village District standards (see Section 5.03.D.2.b.)

2.c. Agricultural-Residential and Commercial Lodging District standards (see Section 5.03.D.2.c.)

The location of the proposed ADU is off of agricultural land and takes advantage of existing slopes and vegetation to provide a backdrop and screening for the project.

2.d. Route 100 and scenic roads standards (see Section 5.03.D.2.d.)

3. Traffic and pedestrian circulation (see Section 5.03.D.3.).

Not applicable due to the private-residential nature of the project. We note that a multi-family dwelling of up to 2 units is a permitted use in the district.

4. Parking, Transit & Service Areas (see Section 5.03.D.4.).

An off-street parking area will be provided in accordance with the requirements of Section 3.09. Access to the proposed ADU will be from the driveway and access on Rolston Road. Pursuant to Section 3.02.D, the driveway will be constructed to town driveway standards (VTrans B-71 Standard for Residential Drives), set back a minimum 10 feet from adjoining property lines or within a 50' right-of-way, and includes a 10' x 30' pull-off area.

5. Stormwater management (see Section 5.03.D.5.).

Stormwater runoff will not result in adverse impacts to neighboring properties, town roads, or water quality in nearby surface waters. All earth disturbing activities will be done in accordance with the Vermont Dept of Conservation's Low Risk Site Handbook for Erosion Prevention and Sediment Control.

6. Lighting (see Section 5.03.D.6.).

Lighting associated with the proposed ADU will be the minimum required for safety and security, will avoid glare and sky glow, and will not result in an undue adverse effect on neighboring properties and uses or the quality of the night sky.

7. Landscaping and screening (see Section 5.03.D.7.).

Proposed landscaping and screening consisting primarily of existing trees, will sufficiently project compatibility and protection to adjacent properties.

8. Water and wastewater systems (see Section 5.03.D.8.).

A Wastewater System and Potable Water Supply Permit application is being applied for by the applicant.

9.a. Performance standards: Fire and explosion (see Section 5.03.D.9.a.).

Not applicable. The construction of the proposed ADU will not result in fire and explosion risks that exceed standards.

9.b. Performance standards: Vibration (see Section 5.03.D.9.b.).

Not applicable. The construction of the proposed ADU will not result in vibration that exceeds standards.

9.c. Performance standards: Noise (see Section 5.03.D.9.c.).

Not applicable. The construction of the proposed ADU will not result in noise that exceeds standards.

9.d. Performance standards: Odor (see Section 5.03.D.9.d.).

Not applicable. The construction of the proposed ADU will not result in odor that exceeds standards.

9.e. Performance standards: Emissions and air pollution (see Section 5.03.D.9.e.).

Not applicable. The construction of the proposed ADU will not result in emissions and air pollution that exceeds standards.

9.f. Performance standards: Heat (see Section 5.03.D.9.f.).

Not applicable. The construction of the proposed ADU will not result in heat that exceeds standards.

9.g. Performance standards: Direct glare (see Section 5.03.D.9.g.).

Not applicable. The construction of the proposed ADU will not result in direct glare that exceeds standards.

9.h. Performance standards: Indirect glare (see Section 5.03.D.9.h.).

Not applicable. The construction of the proposed ADU will not result in indirect glare that exceeds standards.

TOWN OF WAITSFIELD
Fee Schedule
Effective July 18, 2022

Zoning Permits are required for all “land development.” Additional fees are assessed for Conditional Use applications, Variance Requests, Subdivisions/Boundary Line Adjustments, Public Hearing notices, etc.

Zoning Permit Applications*

Residential additions, alterations, or accessory structures <u>less than</u> or equal to 250 sq. ft.	\$100	
Residences, residential additions, alterations, or accessory structures <u>more than</u> 250 sq. ft.		\$.10 per sq. ft., \$125 minimum + + \$150/new unit ≤ 2,500 sq. ft or + \$250/new unit > 2,500 sq. ft.
Commercial structure, structural alterations, or other development		\$.15 per sq. ft., \$175 minimum
Change of Use with <u>no</u> structural alteration	\$100	
Change of Use with structural alteration		\$100 + \$.10 per sq. ft.
Ponds (require proof of State Permit if > 500,000 cubic feet of water)	\$150	
Home Occupation	\$75	
Quarry, Sand, Soil or Gravel Pit Excavation; Water Extraction	\$300	\$.10 x 5000 = \$500 + \$250 \$.10 x 2000 = \$200 + \$150
Parking lot with 10 or fewer spaces	\$150	
Parking lot with 11 or more spaces	\$200	= \$1,100
Pools, Tennis Courts, other Outdoor Rec. Facility	\$100	
Sign	\$100	
Boundary Line Adjustment	\$175	
Administrative Review (by PZA)	\$200	
Renew permit prior to expiration	\$25	
Amend existing permit	\$50	
Re-issue of permit with no change	\$75	
Certificate of Occupancy	\$50	

Development Review Board Applications**

Conditional Use/Non-Conforming Use (Residential)	\$150	
Conditional Use/Non-Conforming Use (Commercial)	\$200	
Variance (Residential)	\$150	
Variance (Commercial)	\$200	\$1,100 + \$150 + \$65 = \$1,315
Appeals of ZA Decision	\$100	
Home Business	\$100	
Amendment to Site Plan	\$100	
Subdivision Sketch Plan Review	\$50	
Major Subdivision (Preliminary & Final Review)	\$300 per lot	
Minor Subdivision (Final Plan Review)	\$250 per lot	
P.U.D/P.R.D. (including site plan review)	\$400	
Amendment to P.U.D./Subdivision	\$150	

*All permit applications include the \$10 recording fee.

**All DRB applications are subject to an additional flat fee of \$65 for warning in the newspaper.

Application fees may be waived only upon approval of the Selectboard.

All Town of Waitsfield applications are exempt from fees.

Miscellaneous

Zoning Bylaws

Subdivision Regulations

Town Plan

Appeal of DRB Decision to Environmental Court (state fee)

Late fee for building permits (construction before permit)

Certificate of Zoning Compliance

FEE

\$10

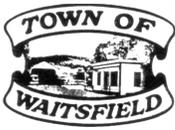
\$10

\$15

\$225

add 100% to regular fee

\$75



100 feet Abutters List Report

Waitsfield, VT
January 10, 2024

Subject Property:

Parcel Number: 31013.000
CAMA Number: 31013.000
Property Address: 0 ROLSTON RD

Mailing Address: WANG LI & YEO LIPING
732 OLD FORGE ROAD
BRIDGEWATER, NJ 08807

Abutters:

Parcel Number: 04036.501
CAMA Number: 04036.501
Property Address: 0 EAST WARREN RD

Mailing Address: 2390 EAST WARREN ROAD LLC
49 YORKSHIRE ROAD
DOVER, MA 02030

Parcel Number: 31007.000
CAMA Number: 31007.000
Property Address: 805 ROLSTON RD

Mailing Address: DEAN WILLIAM A TRUSTEE ROSKIN
STACY D TRUSTEE
3225 NE 167TH STREET
MIAMI BEACH, FL 33160

Parcel Number: 31012.000
CAMA Number: 31012.000
Property Address: 201 ROLSTON RD

Mailing Address: CASHIN JAMES M
10 REDBRIDGE COURT
EAST SETAUKET, NY 11733

Parcel Number: 31014.000
CAMA Number: 31014.000
Property Address: 203 ROLSTON RD

Mailing Address: DOLAN BRENDAN P & DOWD AMY E
203 ROLSTON ROAD
WAITSFIELD, VT 05673

Parcel Number: 31017.000
CAMA Number: 31017.000
Property Address: 45 ROLSTON RD

Mailing Address: TPP PROPERTY LLC
PO BOX 939
WAITSFIELD, VT 05673

Parcel Number: 99206.000
CAMA Number: 99206.000
Property Address: 6973 MAIN ST

Mailing Address: BAKED BEADS REALTY LLC
6973 MAIN STREET
WAITSFIELD, VT 05673

Parcel Number: 99207.000
CAMA Number: 99207.000
Property Address: 7267 MAIN ST

Mailing Address: ANDREWS BENJAMIN, EMILY & PAUL
7267 MAIN STREET
WAITSFIELD, VT 05673

Parcel Number: 99207.100
CAMA Number: 99207.100
Property Address: 7189 MAIN ST

Mailing Address: CHAPMAN FRANK W & SYLVIA K
PO BOX 1204
WAITSFIELD, VT 05673

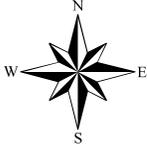
Parcel Number: 99209.000
CAMA Number: 99209.000
Property Address: 7269 MAIN ST

Mailing Address: COREY JUDITH A RESERVED LIFE
ESTATE COREY RACHEL L
7269 MAIN STREET
WAITSFIELD, VT 05673



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



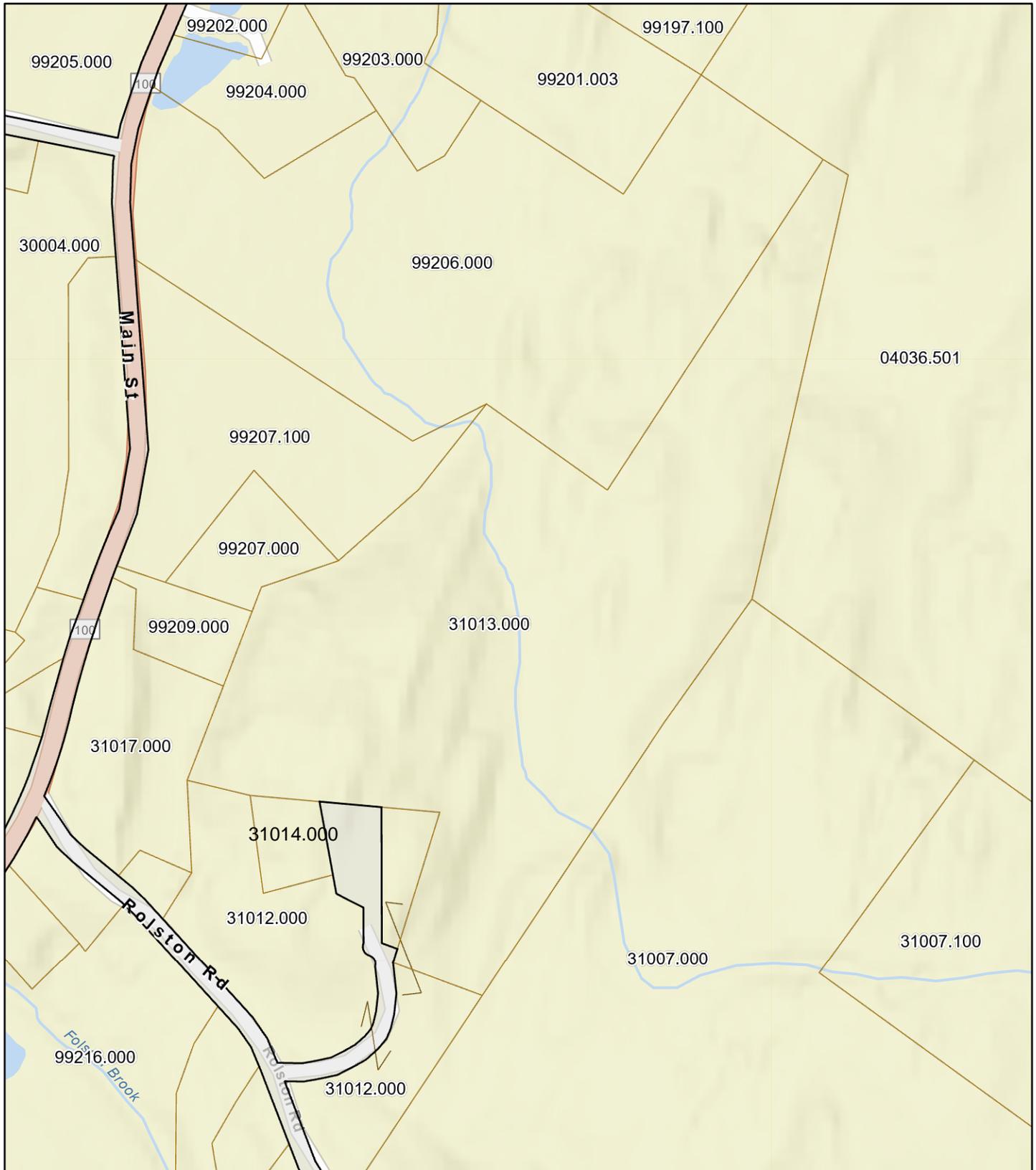
Town of Waitsfield, VT

1 inch = 376 Feet



www.cai-tech.com

September 18, 2023



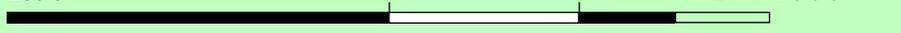
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



LEGEND

- Deer Wintering Areas
- Parcels (standardized)
- Stream**
- Stream
- Intermittent Stream
- Roads**
- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads
- Town Boundary

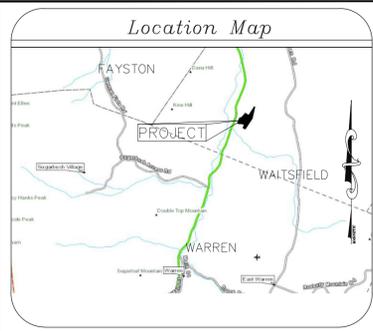
1: 5,695
December 27, 2023 

289.0 0 144.00 289.0 Meters

 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 475 Ft. 1cm = 57 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

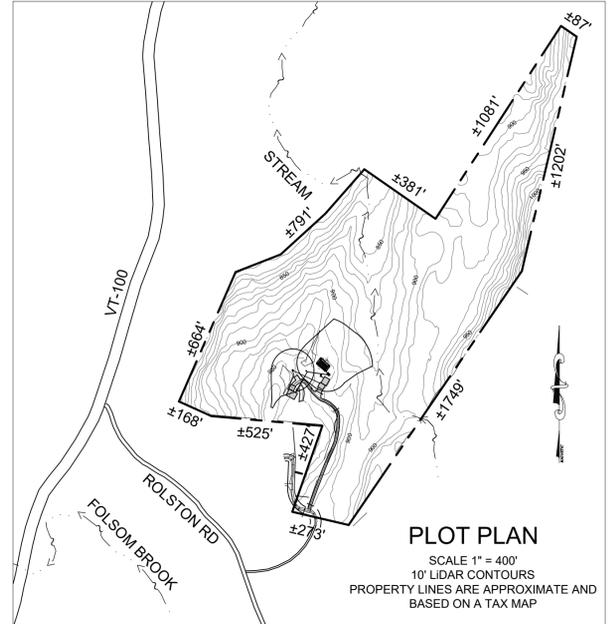
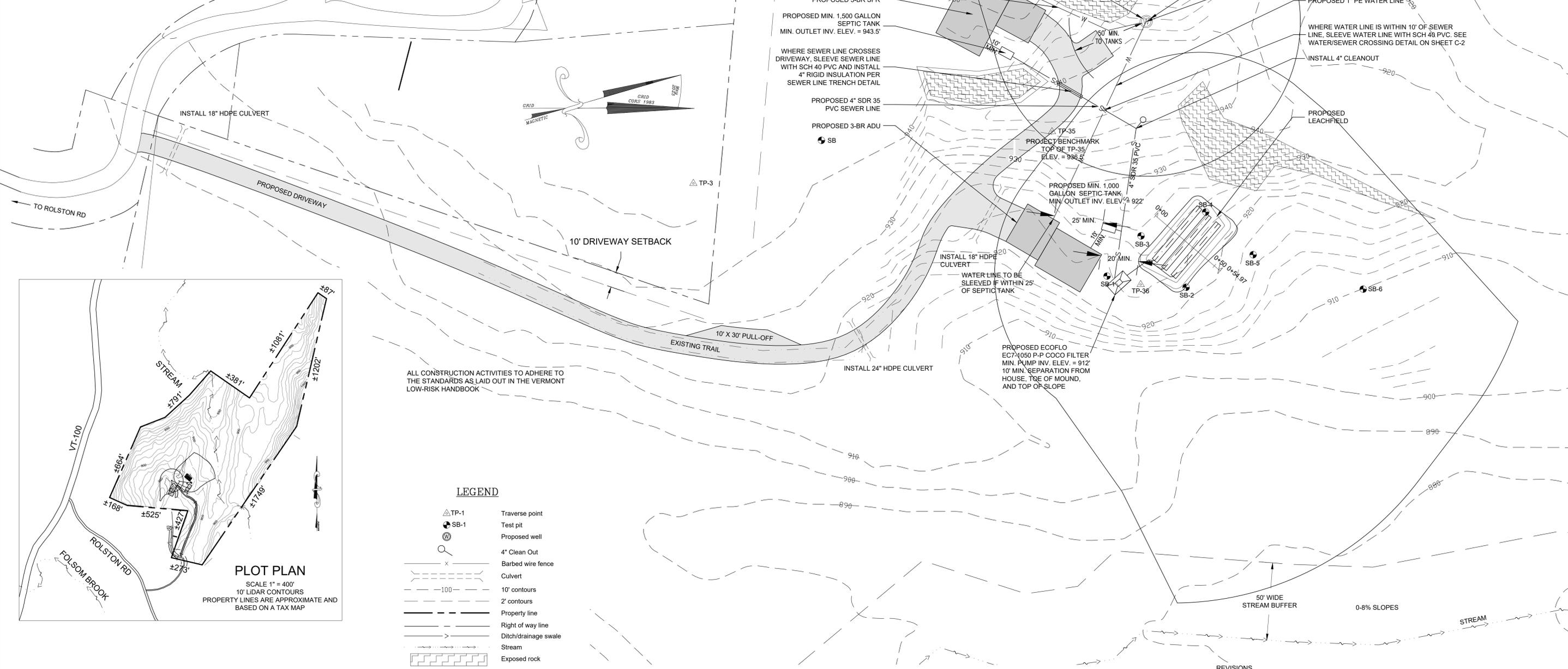
Map created using ANR's Natural Resources Atlas



Setbacks:

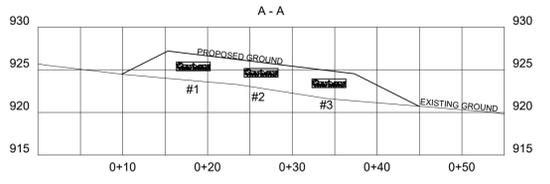
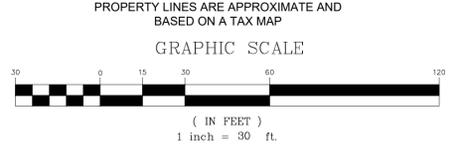
The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites.

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50'	50'
SPRING	SEE PLAN	75'	75'
LAKES, PONDS, IMPOUNDMENTS	50'	25'	25'
RIVERS, STREAMS	50'	25'	10'
PROPERTY LINE	25'	10'	10'
ROADWAY, DRIVEWAY, PARKING	10'	5'	SEE PLAN
TREES	10'	10'	10'
SERVICE WATER LINE	25'	25'	SEE PLAN



LEGEND

	Traverse point
	Test pit
	Proposed well
	4" Clean Out
	Barbed wire fence
	Culvert
	10' contours
	2' contours
	Property line
	Right of way line
	Ditch/drainage swale
	Stream
	Exposed rock



DESIGN INTENT:
THE INTENT OF THIS DESIGN IS TO HAVE A MINIMUM OF 12" OF SAND BELOW THE LEACHFIELD STONE. CONTRACTOR TO VERIFY ALL GRADES AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION AND CONTACT DESIGNER IF DISCREPANCIES ARE FOUND.

MOUND SYSTEM INVERTS

TRENCH	BOTTOM OF STONE	DISTRIBUTION PIPE	PIPE INVERT
1	924.9'		925.6'
2	924.2'		924.8'
3	922.9'		923.6'



NOTE: CONTRACTOR TO CONTACT DIG-SAFE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PROJECT NO.: 20153B
OWNER OF RECORD: LI WANG & LIPING YEO
ACREAGE: 42.3 AC
SPAN: 675-214-10269
PARCEL NO.: 31013.000
BOOK/PAGE: 180/612-613
ZONING DISTRICT: AG-RES

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.
THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

REVISIONS

NO.	DATE	DESCRIPTION
1	1/3/2024	MOVED WATER LINE AND ADDED SLEEVE NOTE

FOR TOWN PERMITTING

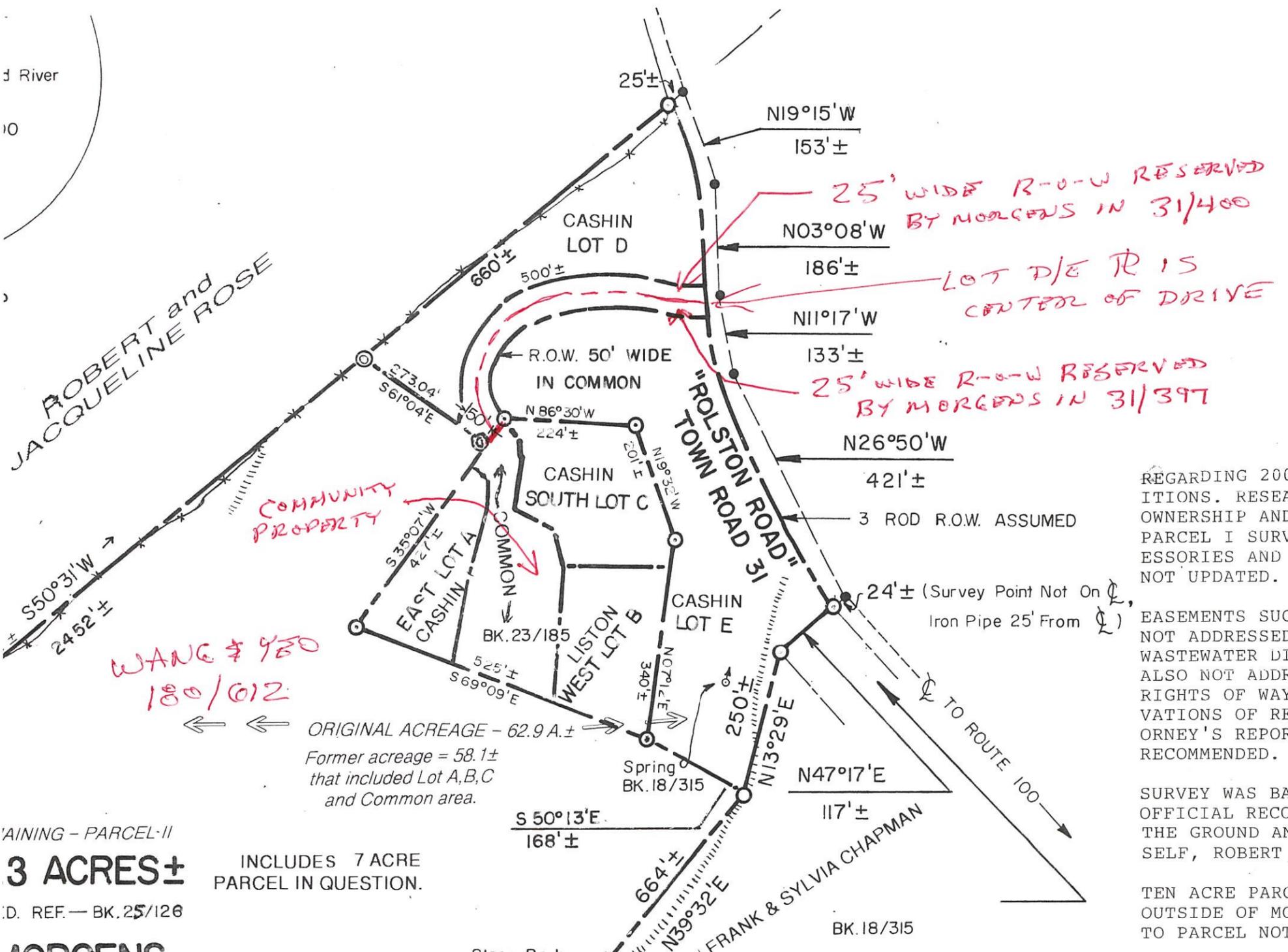
CONSULTANT:
GUNNER MCCAIN
WW/WS: 152.0126894

SITE PLAN
LI WANG & LIPING YEO
SINGLE LOT WASTEWATER DESIGN
ROLSTON ROAD
WAITSFIELD, VT

SCALE: 1" = 30'
DESIGNED BY: GNM PROJECT #20153B
DRAWN BY: SJH/BDJ/EMP
CHECKED BY: GMR

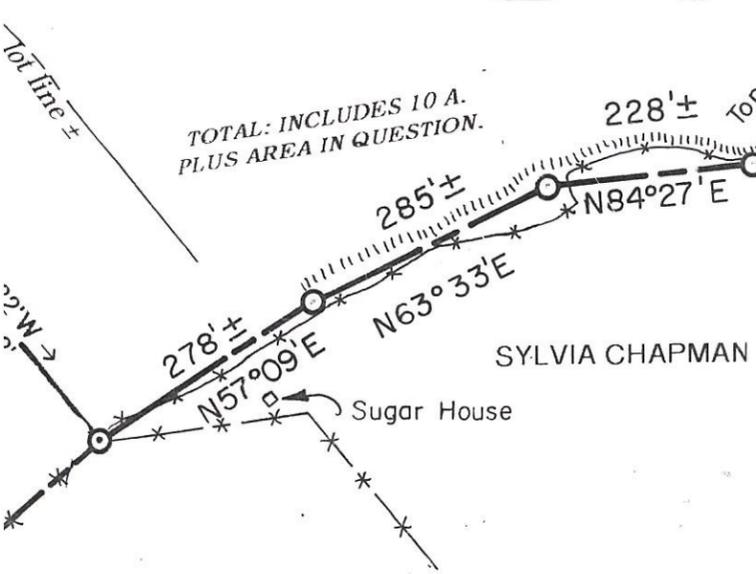
MCCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: NOVEMBER 15, 2023 SHEET C-1



REGARDING 200
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 TO PARCEL NOT

AINING - PARCEL-II
3 ACRES± INCLUDES 7 ACRE
 PARCEL IN QUESTION.
 D. REF. — BK. 25/126
MORGENS

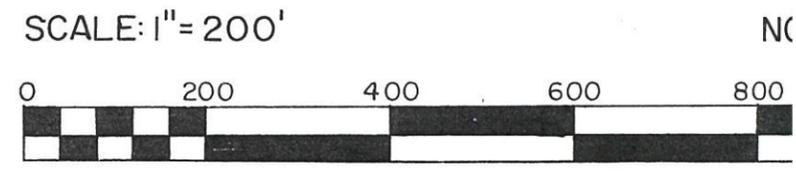


ORIGINAL
 NOTE: Transit-stadia survey. Angles
 Distances read to nearest foot.
 feet. Map is balanced.
 Acreage was computed to the edge
 highway #31. Acreage is less p
 Physical features shown are app
 Reference is made to Waitsfield
 Morgens' parcel.
 This survey is based on informa
 deeds and official records; fro
 and surrounding property, from
 Inc. of W. Ketcham property, fro
 parcel, and from record search
 perty by Robert Farrington (RLS

Edwin Morgens et al
EDWIN MORGENS et al PROF

SL29A

WAITSFIELD SAVINGS BANK
 WAITSFIELD VERMONT TOWN CLERK' OFFICE



ED FOR RECORD 12/4/ A.D., 2000

2 O'CLOCK 55 MINUTES P. M.

RECORDED ON MAP SLIDE # 219A

EST: *Janet Smith*
 TOWN CLERK



H.N. Marsh

DROWN & MARSH INC. WAITSFIELD

REVISED AUG. 1, 2000 TO SHOW
 PROPOSED 10 ACRE CONVEYANCE
 TITLE UPDATE AND
 AREA IN QUESTION.
 NOV. 10, 2000

REVISED JULY 26, 1977



99206.000

99207.100

04036.501

99207.000

99209.000

31013.000

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31014.000

31012.000

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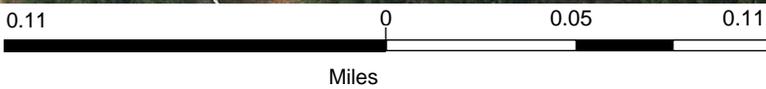
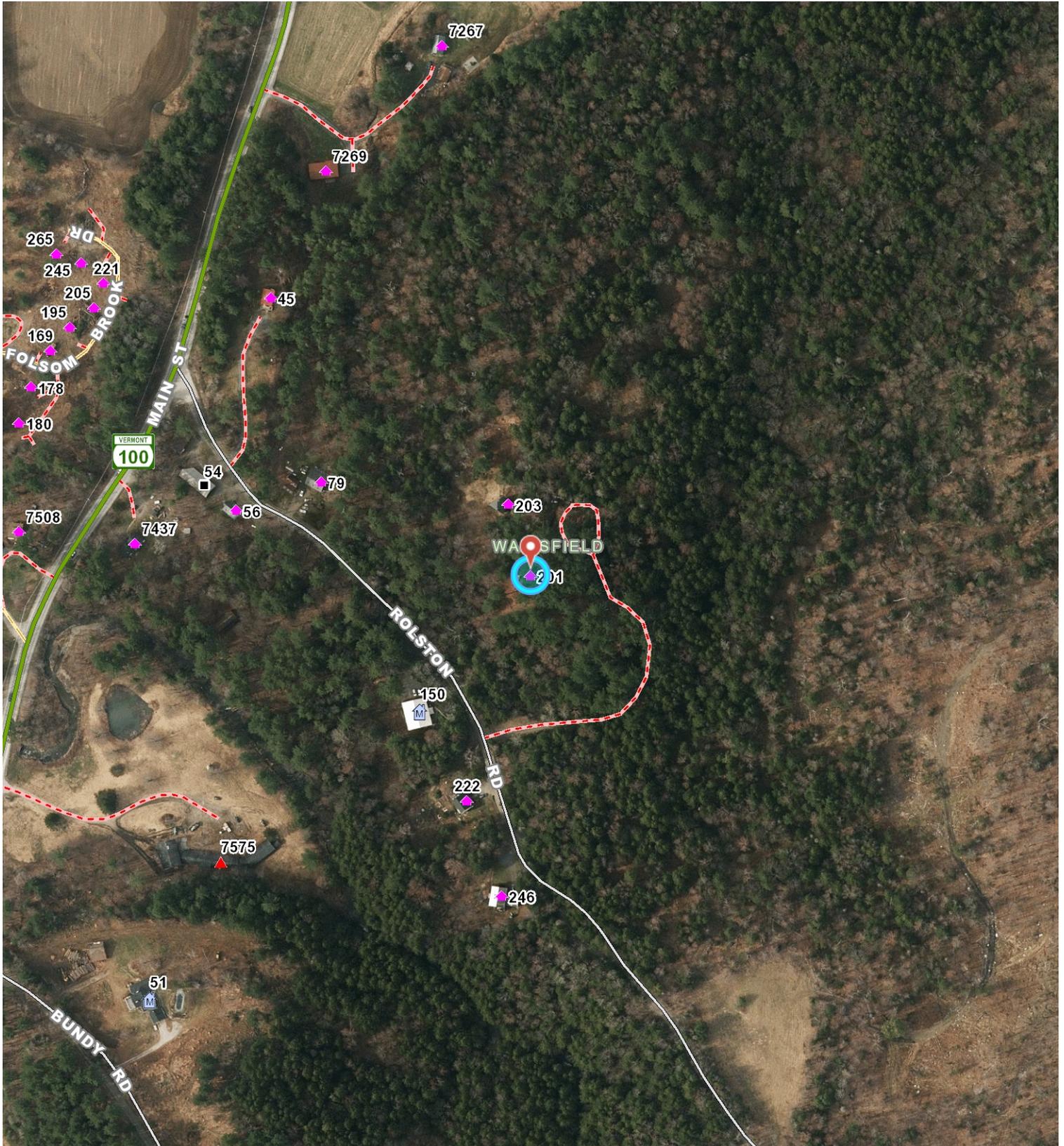
Brook

31009.000

31010.000

Rolston Rd

Rolston Rd



February 8, 2024

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. E911 and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): Li Wang & Liping Yeo**
732 Old Forge Road
Bridgewater, NJ 08807**Permit Number: WW-5-9413**

This permit affects the following property/properties in Waitsfield, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	031013.000	675-214-10269	42.30	Book:180 Page(s):612-613

This application, consisting of improving an existing parcel with a 5-bedroom single family residence and a 3-bedroom accessory dwelling unit that are to be served by a shared, filtrate mound wastewater system and a shared, drilled well, located on Rolston Road in Waitsfield, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible to record this permit in the Waitsfield Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Waitsfield Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of **WASTEWATER SYSTEM AND POTABLE WATER SUPPLY INNOVATIVE AND ALTERNATIVE (I/A) TECHNOLOGY GENERAL USE APPROVAL PERMIT NUMBER 2002-02-R9** for model **EC7-1050 P-G/P (5.7)** prior to conveyance of the lot.
- 1.5. The owner of a lot with an Innovative/Alternative treatment system shall have a valid maintenance contract in place at all times with a vendor-trained and authorized service provider to conduct inspections and maintenance of the System.
- 1.6. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.7. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.



- 1.8. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Gunner McCain, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Site Plan	C-1	11/15/2023	01/03/2024
Details	C-2	11/15/2023	01/03/2024

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. A vendor-approved service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.
- 3.3. A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.
- 3.4. Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be submitted to the Division by December 31st of the year the inspection is conducted.
- 3.5. The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.6. The Innovative/Alternative treatment system shall function in accordance with the vendor requirement. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements, or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.7. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium,

Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

- 3.8. Prior to constructing the potable water supply, other than drilling of the water source, the permittee shall submit to the Drinking Water and Groundwater Protection Division a report by a Class 1 or Class BW Designer that includes the estimated yield of the source, specifications for the pump, and the design flow, design rate, and peak instantaneous demand of the potable water supply. If the estimated yield of the source cannot provide water in a quantity that satisfies the design flow, design rate, and instantaneous peak demand, the permittee shall submit an application to the Drinking Water and Groundwater Protection Division that includes a design prepared by a Class 1 or Class BW Designer for the water distribution system, including sizing calculations, specifications for pumps, hydropneumatic tanks, and storage facilities.

4. DESIGN FLOW

- 4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Proposed	5-Bedroom Single-Family Residence	560	560
1	Proposed	3-Bedroom Accessory Dwelling Unit	420	420

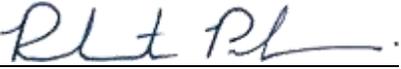
5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work on a lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By: 
Robert Pelosi
Environmental Analyst VI
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Dated January 4, 2024

Enclosure: I/A Approval Letter

cc: Gunner McCain

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT Meeting Minutes
January 9, 2024

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, John Donaldson (Chair), Gib Geiger, Steve McKenzie (Vice-Chair), Jonathan Ursprung

Staff: Zoning Administrator JB Weir

Others: Kevin Anderson, Eric Koepele

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

4. Application #4163-CU by Eric Koepele off 547 Airport Road, Waitsfield VT. Applicant requests a front setback waiver down to 52.5 feet for a building envelope off Airport Road and Bertha Springs Road. The parcel is identified as #06006.000 in the Agricultural-Residential District.

Mr. Koepele explained that the wetlands on this parcel have been reclassified as Class II, leading to his request for designation of a building envelope within the property line setbacks in order to keep development of a house outside of the wetland buffer. His intention is to sell the parcel, and he would like to ensure that a home can be developed.

Mr. Koepele did not provide the exact size of the footprint requested, but indicated that the planned house footprint is approximately 700-800 square feet. He explained that there are stormwater retention areas for the adjacent subdivision noted on the site plan for this parcel.

Mr. Donaldson explained that Mr. Weir outlined reasons in his staff report that the change in setbacks requested would need to be approved as a Variance, and that is how the Board will approach the matter.

Mr. Koepele indicated that the access to the parcel is from Bertha Springs Road, about 200 feet from the intersection with Airport Road.

Several items were requested by Board members to be included on the final plat for the parcel, including:

- The access from Bertha Springs Road
- The proposed septic system area
- The proposed water supply location

Mr. Anderson, adjoining landowner, asked whether a Wetland Permit had been looked into, as the ability to encroach on the wetland buffer would allow for a larger setback from the road(s). Mr. Koepele indicated he had not reached out to DEC regarding this, as he was advised by Mr.

McCain that a setback reduction was the more prudent approach. He later indicated that he had contacted DEC in the spring of 2023; Mr. Weir, through texting George McCain during the hearing, reported that Mr. McCain had indicated that the Wetlands program would request that potential relief from the Town be sought before a Wetlands Permit would be considered.

Mr. Anderson remarked that a definitive answer from the Wetlands Program would be pertinent information to be included in any conclusion that all conditions for the granting of a Variance have been met. He also noted that a building envelope is not a structure that needs to meet setbacks, and asked that the specific location of any structure be used in determining whether a Variance is necessary. Additionally, he indicated that the lot was purchased for the purpose of road construction and stormwater retention for the adjacent subdivision, and that not having the ability to develop the parcel as a residential site does not render it worthless.

Mr. Weir asked if any Board member would like further information to be gathered before the hearing is closed. Mr. Brines indicated that the specific house site location would be helpful.

Mr. Anderson requested Interested Party status for the hearing, which was granted.

MOTION: *Mr. Geiger moved to close the hearing for Application #4163-CU. The motion was seconded by Mr. Brines. All voted in favor.*

5. APPROVAL OF MINUTES

The minutes of November 28, 2023 were approved.

6. OTHER BUSINESS

The upcoming schedule was reviewed.

7. ADJOURNMENT

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

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary