

Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
February 13, 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, Jim Tabor, Jonathan Ursprung

Staff: Zoning Administrator JB Weir

Others: James Cashin, George McCain, Li Wang, Liping Yeo

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 #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.

James Cashin, an abutting property owner, requested and was granted interested party status.

Mr. McCain provided an overview of the applicants' plans, noting that a new drive will be developed off the existing shared drive, and will wrap around an existing logging trail. He indicated that the plans are for two separate structures, a 5-bedroom single family residence and a 3-bedroom ADU. Each house will have its own garage. The water supply and wastewater system will be shared between both dwellings; all dimensional standards have been met as outlined in the application materials, with Conditional Use Review required due to the size of the ADU relative to the primary dwelling. Mr. McCain noted that the ADU is proposed to be sited at an elevation lower than the main structure, and that the siting plus screening will keep it unobtrusive. He also expressed that the principal structure will likely not be visible from nearby locations.

In responding to questions from Board members, Mr. McCain pointed out the ROW details in the application materials as they pertain to the shared driveway, confirmed that the driveway will be fairly level, and that utilities will be run underground along the driveway. At most, one new pole will be installed from which to drop to the underground installation. A question was raised regarding the need to meet State road standards due to there being three houses on the shared drive; Mr. McCain indicated that a new road name will be necessary, but as the lots are all pre-existing, there is likely no need to adjust the driveway to meet those standards.

Mr. Cashin raised some concerns, including asking if this would be a single-family residence or a Bed and Breakfast (BandB). It was explained that further DRB review would be necessary if the intent was to operate a BandB, and that the plans are for a single-family residence with an ADU.

Mr. Cashin then reviewed further points made in a letter he had submitted to the DRB regarding the proposed project.

- The drive was just redone; Mr. Cashin requested that it be restored to its current condition once construction is complete. Mr. McCain agreed that this would be done. Board members indicated that a related condition may be imposed.
- Future maintenance and plowing the driveway was discussed. Mr. Donaldson explained that the Board may require the applicants to work with the other two property owners to develop and agree to a maintenance agreement, but that an agreement may not be formally required.
- Mr. Cashin owns the lots on either side of Rolston Road; he requested that materials and equipment not be stored on those parcels during construction. Mr. McCain agreed; it was noted that this cannot likely be stipulated, but suggested that the maintenance agreement contain related language.
- Mr. McCain explained that no runoff will be redirected as part of development of the new driveway segment; new culverts are all designed to maintain existing travel patterns. He did agree that the culvert at the bottom of the drive, noted by Mr. Cashin to be in poor condition, will be repaired or replaced as necessary following construction.

MOTION: *Mr. Geiger moved to close the hearing for Application #4164-CU. The motion was seconded by Mr. Brines. All voted in favor.*

Mr. McCain provided an updated site plan for the Koepele application, as requested during the January 9, 2024 hearing.

5. APPROVAL OF MINUTES

The minutes of January 9, 2024 were approved.

6. OTHER BUSINESS

The upcoming schedule was reviewed.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:40 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary