



## WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

**Tuesday, March 12<sup>th</sup>, 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. ANNUAL REORGANIZATION**

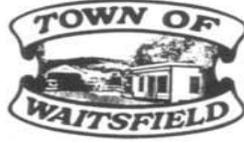
**5. Application #4166-CU** by John Morris off 9 VT Route 17, Waitsfield VT.  
Applicant requests expansion of existing conditional use approval to operate a beer garden on a mixed-use property consisting of a nursery, various outbuildings and, in conjunction with its sister parcel, the future Mad River Valley Recreation Hub. The parcel is identified as #99168.100 in the Irasville Village District.

**6. APPROVAL OF MINUTES** – February 27, 2024

**7. ADJOURNMENT**

**8. 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 March 12, 2024 Meeting

<b>Application #:</b>	<b>4166-CU</b>
<b>Land Owner:</b>	<b>John Morris</b>
<b>Property Address:</b>	<b>9 VT Route 17</b>
<b>Parcel Number:</b>	<b>99168.100 in the Irasville Village District</b>
<b>Meeting Dates:</b>	<b>March 12, 2024</b>
<b>Proposal/Type:</b>	<b>Expansion of existing conditional use approval to operate a beer garden on mixed-use properties consisting of a brewery, vacant restaurant, apartments, and an approved recreation hub.</b>

## 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 2.03 Irasville Village District
  - b. Section 3.09 Parking and Loading Standards
  - c. Section 4.08 Mixed Uses
  - d. Section 5.03 Conditional Use Review
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

## B. MATERIALS SUBMITTED

1. On February 11, 2024, the applicant submitted Conditional Use application # 4166-CU, Zoning Permit application # 4166, Responses to General and Specific Review Standards, and an aerial map of the subject properties.
2. On March 8, 2024, the PZA included in the file various site and parking plans from the Mad River Valley Recreation Hub (VOREC) project submittal.

## C. PROPOSED FINDINGS OF FACT

1. The 3.7-acre property is located off 9 VT Route 17 and consists of a nursery (Appalachian Landscaping), various outbuildings and the future Mad River Valley Recreation Hub.

2. The subject property – along with its sister abutting parcel #99169.000 – has been approved for the creation of the so-called Mad River Valley Recreation Hub. The new proposed use is as a trailhead linking to existing trails on private land and the nearby Howe Block of the Camel’s Hump State Forest. Parcel #99169.000 is already a mixed-use property which consists of a currently-vacant restaurant/bar, brewery, retail, visitor’s center, and 4 apartments.
3. Applicant now proposes to expand the existing conditional use to operate a part/time seasonal beer garden on parcel #99168.100 which would primarily serve users of the recreation hub. Applicant proposes operation during the warmer months for a maximum of 4 days/week and for 4-5 hours per day.
4. Per applicant’s submittal, the only structures to be used in operation of the beer garden are an existing 12 x 12 shed and several pop-up canopy tents.
5. Applicant does not propose any lighting at this time given daytime operation.
6. Pursuant to this Board’s decision in application #3567-CU, applicant was approved to operate a brewery – Cousin’s Brewing - out of the basement of the existing mixed-use building consisting of the restaurant/bar, brewery, retail, visitor’s center, and 4 apartments. The Cousin’s Brewing product is what applicant intends to sell for on-site consumption in the beer garden. Minimal food service is also proposed. Food is proposed to be prepared within the restaurant kitchen by a tenant catering service.
7. Pursuant to the decision in application #4137-CU, the Board approved the construction of a pedestrian/bicycle bridge on a portion of the property over the Mill Brook within the Flood Hazard Overlay District and FEMA floodway. Constituting part of the recreation hub project, the bridge is to serve as access to existing trails on private land and the nearby Howe Block of the Camel’s Hump State Forest.
8. Pursuant to the decision in application #4138-CU, the Board approved a request to expand the parking on the property by creating an additional 18 spaces and to restore the riparian buffer adjacent to the Mill Brook. The parking was increased to a total of 80 spaces to serve users of the recreation hub.
9. Applicant submits that most customers will be users of the trailhead/recreation hub. Accordingly, any impact to the prior-approved 80 parking spaces is likely minimal.

10. Applicant submits that there will be no amplified noise generated from operation of the beer garden. There will be no noise after 9:00 p.m.
  
11. A public hearing will be held on Tuesday, March 12<sup>th</sup>, 2024. Notice was sent to *The Valley Reporter* on February 27<sup>th</sup>, 2024, and it appeared in the February 29<sup>th</sup>, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on February 27<sup>th</sup>, 2024.

# 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: JOHN MORRIS Telephone #'s: 802-793-6244  
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 9 VT ROUTE 17, WAITSFIELD VT 05673

Location of Property: SAME AS ABOVE Parcel ID #: 99168.100

Flood Hazard Zone? NO Area/Acreage of Lot: 3.5

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 checked="" 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"/> Sign (see 3.11.G.) | <input type="checkbox"/> Telecommunication facility (see 4.11)            |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1)                           | <input type="checkbox"/> Other _____                                      |

Please describe the proposed change: PART-TIME, SEASONAL BEER GARDEN (SUMMER)

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.

HADLEY AND BLAINE LASKOWSKI  
SHEA PROPERTY SERVICES  
SISTERS AND BROTHERS INVESTMENT  
ENERGY PROPANE LLC  
ENERGY PROPANE LLC  
NANDEN BIRD JR  
GEORGE MORRIS

(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: [Signature] Date: 2/11/24

Please print: JOHN G MORRIS

Office Use Only	
Application Number: <u>4166-CU</u> (from Zoning Application)	Date Referred: <u>2/27/24</u>
Zoning District: <u>1VD</u>	Curb Cut Required: <u>NO</u>
Meeting date(s): <u>3/12/24</u>	
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:

WE DON'T BELIEVE THE PROJECT AFFECTS ANY SERVICES OR  
FACILITIES. ON-SITE FACILITIES ARE ALREADY IN PLACE.

B. The character of the area affected:

THE AREA IS BEING OPENED FOR PUBLIC USE, WITH UPCOMING  
TRAIL HUB, SO WE DON'T BELIEVE THE CHARACTER WILL CHANGE  
FURTHER. WE ANTICIPATE MOST BUSINESS FROM TRAIL HUB  
ACTIVITY.

C. Traffic on roads and highways in the vicinity:

THE BEER GARDEN WILL BE PART-TIME AND SEASONAL,  
FOCUSED ON TRAIL HUB VISITORS. HIGH TRAFFIC TIMES AND  
SEASONS (SKI SEASON) WILL NOT BE DURING BEER GARDEN  
SCHEDULE - WARM WEATHER MONTHS.

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

NONE WE KNOW OF.

E. Utilization of renewable energy resources.

NONE WE KNOW OF.

**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.).

PROPOSED AREA IS 100' AWAY FROM MILLBROOK, WHICH IS THE ONLY APPLICABLE RESOURCE. NO ADVERSE IMPACT THAT WOULD REQUIRE MITIGATION.

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

EXISTING 12x12' SHED, AND SEVERAL POP-UP CANDY TYPE TENTS WILL BE THE ONLY STRUCTURES USED.

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

N/A

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

N/A

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

N/A

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

BEER GARDEN LOCATION IS SET BACK 300 FEET FROM RT 100, AND SCREENED BY EXISTING LANDSCAPE AND TOPOGRAPHY.

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

WE BELIEVE THIS HAS ALREADY BEEN ADDRESSED IN TRAIL HUB PERMIT

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

WE BELIEVE THIS HAS ALREADY BEEN ADDRESSED IN TRAIL HUB PERMIT

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

WE BELIEVE THIS HAS ALREADY BEEN ADDRESSED IN TRAIL HUB PERMIT

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

WE ~~DO~~ DO NOT ANTICIPATE ANY NEED FOR LIGHTING BASED ON HOURS OF SERVICE

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

WE BELIEVE CURRENT LANDSCAPING AND SCREENING ARE SUFFICIENT AT THE PROPOSED LOCATION

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

EXISTING SYSTEM WILL BE UTILIZED.

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

N/A

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

N/A

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

THERE WILL BE NO AMPLIFIED NOISE, AND NO NOISE AFTER 9PM.

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

N/A

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

N/A

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

N/A

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

WE DO NOT ANTICIPATE THE NEED FOR LIGHTING DUE TO PLANNED HOURS OF OPERATION

~~N/A~~

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

N/A

9.i. Performance standards: Liquid and solid wastes (see Section 5.03.D.9.i).

WASTE FROM Poured BEVERAGES, AND SOLIDS FROM FOOD, WILL BE DISPOSED OF ~~BE~~ USING EXISTING INFRASTRUCTURE. SEWAGE WILL BE DISPOSED OF USING EXISTING INFRASTRUCTURE AND PORTOLETS.

10. Utilities (see Section 5.03.D.10.).

EXISTING UTILITIES WILL BE UTILIZED.

**Additional Narrative or Background.** You are invited to use the space below to provide additional background, information, or other details about your proposal that is not provided elsewhere on your Zoning Permit application form or this Conditional Use application form.

WE ENVISION A SUMMER, AFTERNOON-EVENING, OPERATION, WITH LIMITED FOOD & BEVERAGE OFFERINGS, TO ATTRACT THE TRAIL SYSTEM USERS AND HIGHLIGHT 'COUSINS BREWING'. FOUR DAYS A WEEK MAXIMUM, AND FOUR TO FIVE HOURS OF SERVICE. RELAX AFTER A HIKE OR RIDE, PLAY A YARD GAME, ENJOY THE COMPANIONSHIP.

**TOWN OF WAITSFIELD, VERMONT**  
 4144 Main Street, Waitsfield, VT 05673

**APPLICATION FOR A ZONING PERMIT**  
 802-496-2218; Fax: 802-496-9284

Application #: 4166 Date Received: 2/12/24 Fees: Zoning.....  
 Parcel #: 99168.100 Zoning District: 1VD DRB: 265  
 Special Zoning Areas: Newspaper.....  
 Approved (or  Denied) by ZA on..... Total: 265  
 Referred to DRB because: W expansion  
 Meeting Date(s): 3/12/24  
 Decision.....  
 Comment.....

Owner: Brian Morris Phone: 802-793-6244  
 (If not owner, letter from owner authorizing agent status is required) E-mail: COUSINSBREWING@GMAIL.COM  
 Mailing Address: 9 W. RT. 17, WAITSFIELD Easements?   
 Location of Property (E-911 address): Trunk Flood Plain?   
 Existing Use and Occupancy: COMMERCIAL/RESIDENTIAL Wetlands?   
 Name of Business (if applicable): Public Building?

**Application is made to**  
 erect  one family dwelling  Enclosed  
 repair  commercial/bus  On next page  
 alter  light industrial (Show dimensions listed  
 extend  accessory building below on the site plan)  
 remove  industrial  
 change use  sign **Roads: (some have restrictions)**  
 other  other  Private  Town  State  
 Description of proposed use and/or  Scenic Route 100  
 structure: BEER GARDEN  Not Applicable

**Type of Construction:**  
 Foundation.....  
 Exterior Walls.....  
 Roofing.....  
 Estimated Cost of Construction:  
 .....

Lot Size/Acreage of Lot: 3.5 Frontage along Road: 1000  
 (i.e., 100x200; 20,000 sq.ft.; 1/2 acre, etc.)

After construction of the proposed structure, what will the setback be on the  
 Front Side (from road centerline)..... Left Side: NO CONSTRUCTION PROPOSED  
 Right Side..... Rear.....  
 Nearest streambank/riverbank/pond..... % grade/slope from development to bank.....

**Existing Structures/Use:**  
COMMERCIAL/RESIDENTIAL, BARN, SHED, GREENHOUSE, CHICKEN COOP  
 Existing square footage: 11,000, 2400, 144, 720, 240 Total: 12304  
 Height of tallest structure: 25'

**Proposed Structures:**  
**Proposed use:** (ie, garage, shed, barn, etc.) **Square footage:** (exclude attics < 7 1/2' high and below-grade basements):  
 NONE Height:.....; 1<sup>st</sup> floor:..... 2<sup>nd</sup> floor:..... 3<sup>rd</sup> floor:..... Total:.....  
 Height:.....; 1<sup>st</sup> floor:..... 2<sup>nd</sup> floor:..... 3<sup>rd</sup> floor:..... Total:.....  
 Height:.....; 1<sup>st</sup> floor:..... 2<sup>nd</sup> floor:..... 3<sup>rd</sup> floor:..... Total:.....  
**Total proposed square footage:** .....

Building Coverage %.....(perimeter of floor space including porches, balconies, roof overhangs>30")  
 Lot coverage %.....(all ground cover including driveways, walkways, etc.)  
 # Parking spaces have.....need.....

**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.

A large, empty rectangular box with a thin black border, intended for the applicant to draw a site plan showing existing and proposed buildings and their measurements.

**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)

.....  
 .....  
 .....  
 .....

**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.....  
 Please print your name legibly.....  
 Phone(s)..... Date.....

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.

# Beer Garden

Write a description for your map.



## Legend

- Feature 1
- Feature 2
- Untitled Path
- Valero



Recreation Hub  
Welcome Center

Fiddler's  
Walk

17

Dugway Road

740

Butcher House Drive

Public  
Toilets

Parking

Rec Hub  
Trail

Riparian Buffer

760

780

740

ramp

Trail  
Crossing

Fiddler's Green

720

Mill Brook Bridge

100

Seriously Sharp Way  
Trail (existing)

ramp

840

820

Waitsfield, VT



Recreation Hub  
Welcome Center

17

100

Dugway Road



Parking

Public  
Portalets

Fiddler's  
Walk

Rec Hub Trail

Riparian Buffer  
(green shading)

Trail  
Crossing

0.1% Occurrence  
Flood Zone  
(purple lines)

ramp

Mill Brook Bridge

ramp

Waitsfield, VT

780

760

740

800

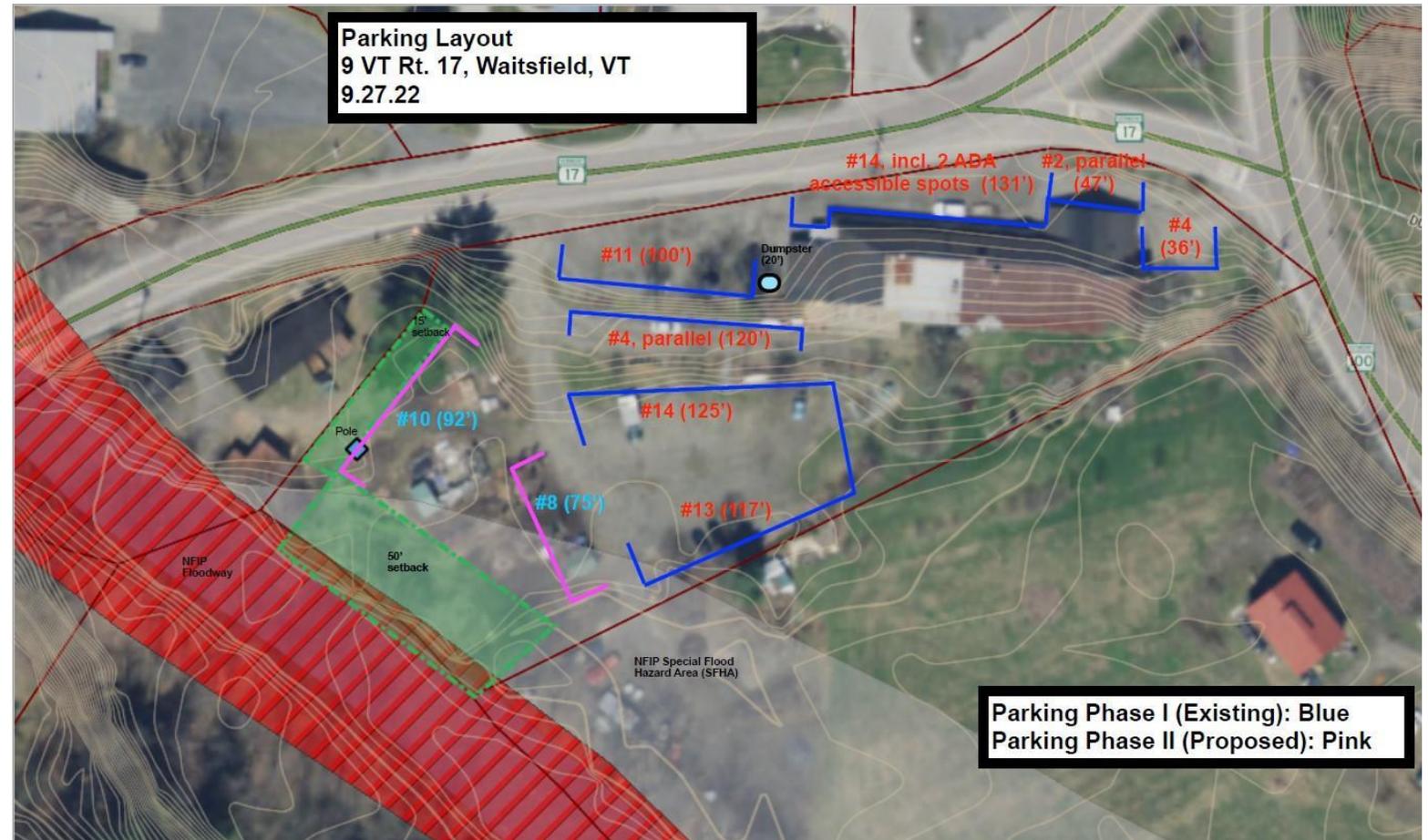
820

740

760

# Parking Lot Design

- Route 17 is the primary source of runoff flowing onto the Morris property and ultimately into the Mill Brook. The state is talking about re-examining the intersection of routes 17 and 100. Any changes are at least several years in the future. For now, the VOREC project management team and the property owner would like to reduce the impact of runoff on the watershed without investing a ton of money since further work might be required when the intersection is finally changed.
- Summit Engineering of South Burlington has been hired to create a plan to reduce sediment flow into the Mill Brook and add additional parking spaces. They have completed a 3D survey of the area, are currently assessing the permeability of the existing surfaces, and will produce a final plan to include:
  - excavation
  - Addition of aggregate (stone, etc.)
  - grading
  - cleaning up the swale and installing check dams
  - parking perimeter landscaping to capture sediment and define lot edge
  - potential drain improvements for the parking areas abutting route 17



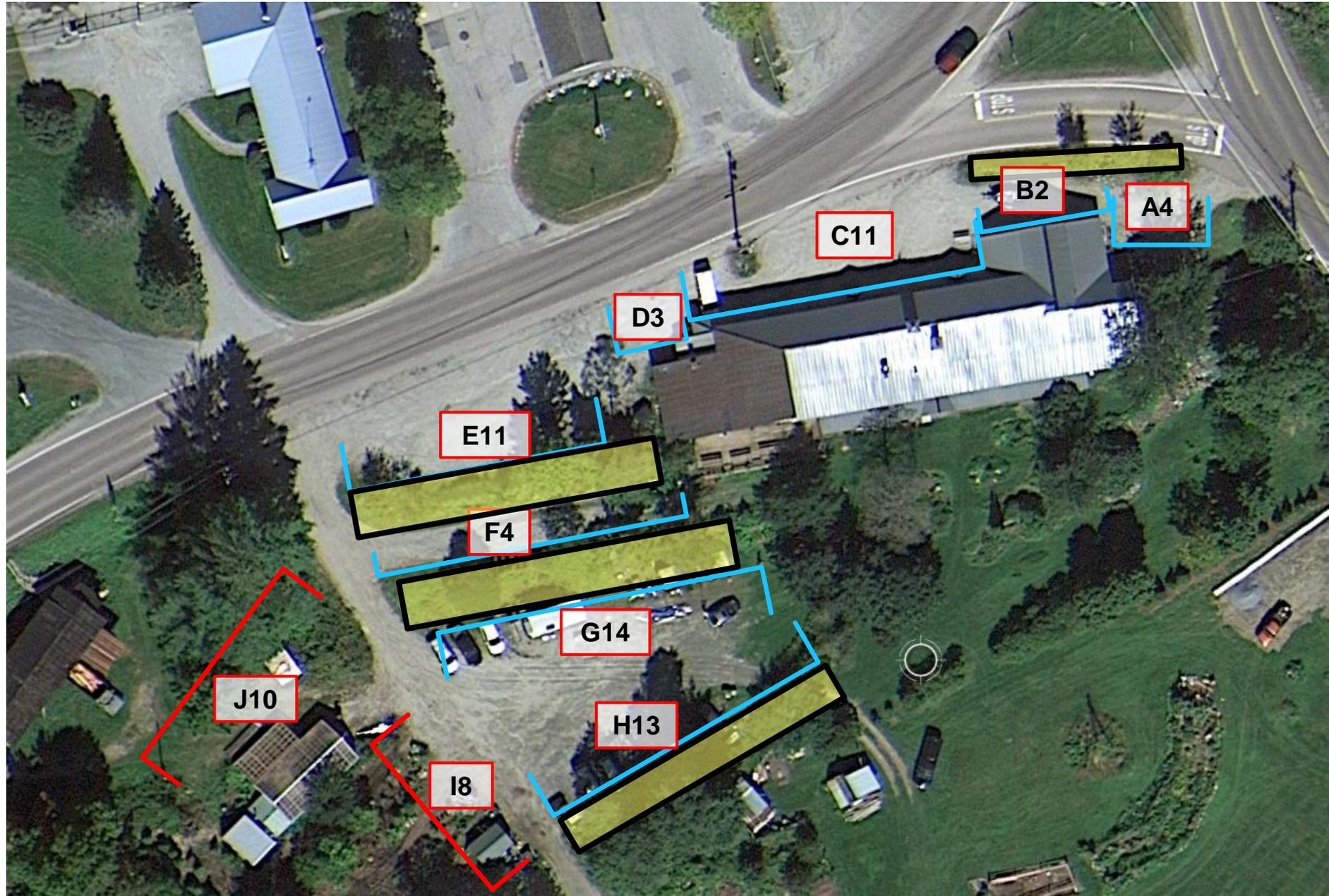
# Parking – Calculation of Needed Spots

- The building is currently used for a restaurant, bike shop, 4 apartments, and the Welcome Center for the Mad River Valley Chamber of Commerce.
- The restaurant is closed, but a new restaurant in the former Local Folk Smokehouse space will be opening soon.
- The new proposed use is as a trailhead linking to existing trails on private land and the nearby Howe Block of the Camel’s Hump State Forest.
- The Mad River Path is planning an extension of the Fiddler’s Walk path which will link directly to this site via a trail crossing across route 100.
- New parking space are needed to accommodate the additional use of the site as a trailhead.

Use	Requirement	Calculation	Needed Spots
Restaurant	1 space per 4 seats plus 1 space per employee for the largest shift	$120 \text{ seats} / 4 = 30$ plus 10 employees = 40	40
Bike Shop	1 space per 300 square feet	$24 \text{ ft} \times 20 \text{ ft} = 480 \text{ sq. ft.} - 480 / 300 = 1.6$	1.6
Apartments	1.5 spaces per dwelling	$4 \text{ apartments} \times 1.5 = 6$	6
MRV Welcome Center	1 space per 300 square feet	$26 \text{ ft} \times 26 \text{ ft} = 676 \text{ sq. ft.} - 676 / 300 = 1.6$	2.3
Trailhead Parking	No defined rule	Lareau Park lot has about 30 spaces	30
<b>TOTAL</b>			<b>80</b>

# Parking – Calculation of Existing & New Parking Spaces

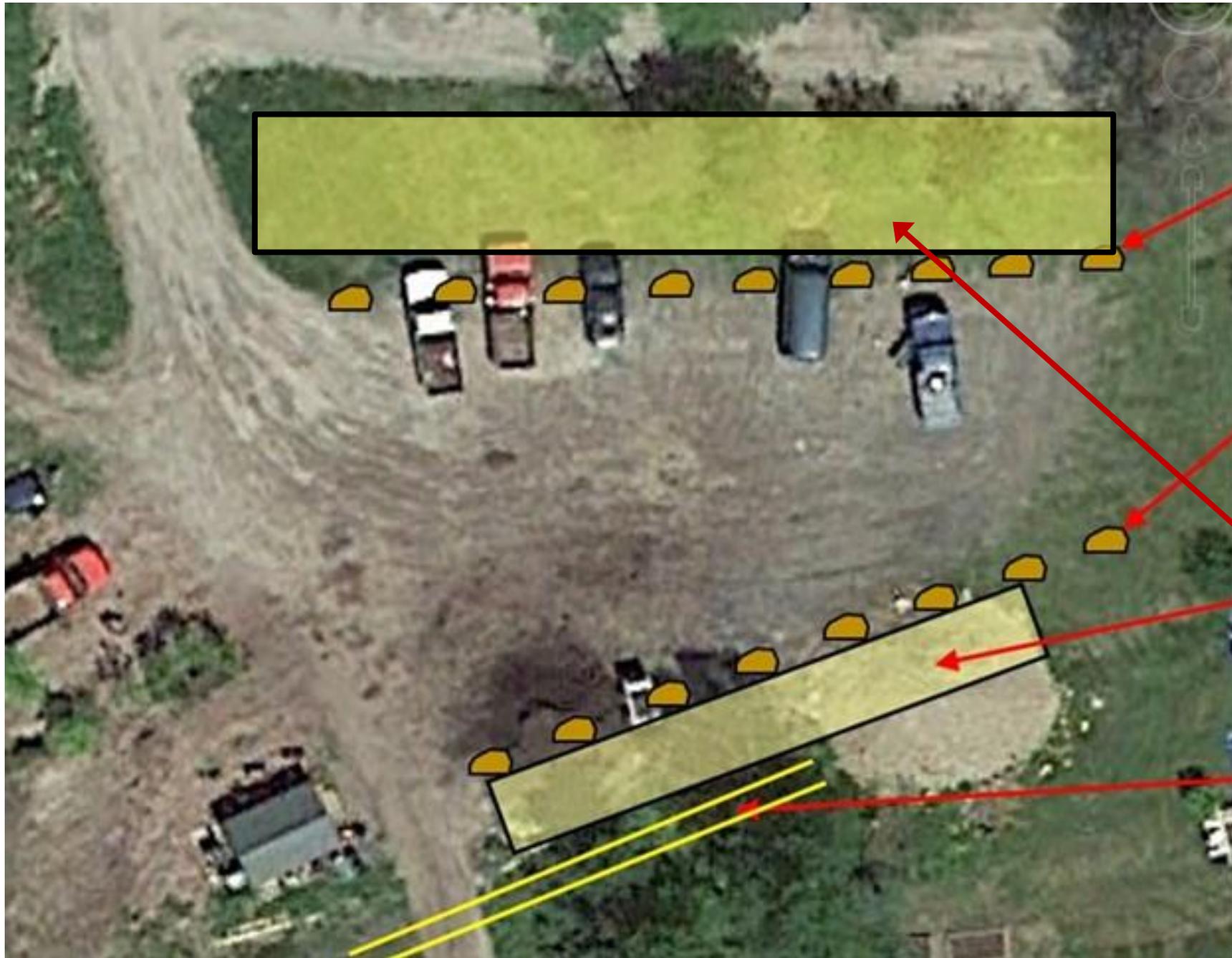
- Perpendicular parking spaces are 9 feet wide x 18 feet long.
- ADA accessible spaces add a 5-foot-wide buffer on both sides.
- Parallel parking spaces are 9 feet wide by 25 feet long.
- Areas where landscaping will be improved and added to shield views of parking areas and improve streetscape aesthetics are shown with yellow shaded boxes.



# Parking – Calculation of Existing & New Parking Spaces

- Parking spaces are 9 feet wide x 18 feet long. ADA accessible spaces add a 5-foot-wide buffer on both sides.
- John Morris, the property owner, plans to re-open a restaurant in the Smokehouse space in the near future.

Parking Space Location	Map #	Dimensions	Calculation of number of spaces	Existing Spaces	Proposed Spaces
Easternmost	A	36 ft wide x 18 ft long	$36' / 9' = 4$ spaces	4	
Between bike shop and 17	B	50 ft long x 18 ft wide	$(2 \times 25') = 50'$	2 parallel	
In front of Welcome Ctr	C	114 ft wide x 18 ft long	$(11 \times 9') + (3 \times 5' \text{ buffer}) = 99 + 15 = 114'$	11	
Near dumpsters	D	27 ft wide x 18 ft long	$27' / 9' = 3$ spaces	3	
Northwest corner	E	99 ft wide x 18 ft long	$99' / 9' = 11$ spaces	11	
Middle tier	F	120 ft long x 18 ft wide	$(4 \times 25') + 20' \text{ extra space} = 76 + 44 = 120'$	4 parallel	
Existing lower – north	G	126 ft long x 18 ft wide	$126' / 9' = 14$ spaces	14	
Existing lower – south	H	117 ft long x 18 ft wide	$117' / 9' = 13$ spaces	13	
Southwestern	I	72 ft long x 18 ft wide	$72' / 9' = 8$ spaces		8
Westernmost	J	90 ft long x 18 ft wide	$90' / 9' = 10$ spaces		10
<b>TOTAL</b>				<b>62</b>	<b>18</b>



Boulders to define the parking lot edge and protect the bank

Boulders to define the parking lot edge and protect the vegetative buffer next to the swale

Plantings to filter runoff and protect the swale

Existing swale location with culvert under road



landscaping

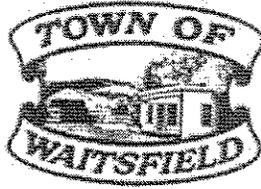
driveway

This shed roof will be removed

This shed is no longer there

Riparian buffer

Existing swale location with culvert under road



**WAITSFIELD DEVELOPMENT REVIEW BOARD  
FINDINGS OF FACT AND NOTICE OF DECISION**

<b>Application #:</b>	<b>3567-CU</b>
<b>Land Owner:</b>	<b>John Morris, d/b/a Cousins Brewing LLC &amp; Local Folk Smokehouse</b>
<b>Applicant:</b>	<b>John Morris</b>
<b>Property Address:</b>	<b>9 VT Route 17</b>
<b>Parcel Number:</b>	<b>99169.000 in the Irasville Village District</b>
<b>Meeting Dates:</b>	<b>April 22, 2014</b>
<b>Proposal/Type:</b>	<b>Request to amend their mixed conditional use to add light industry (a brewery with off-site sales). The existing, approved mixed use is comprised of retail, restaurant/bar, and 4 apartments. No exterior changes proposed.</b>

**A. GUIDING ORDINANCE and POLICY PROVISIONS**

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through May 17, 2010:
  - a. Table 2.03 Irasville Village District (IV).
  - b. Section 3.03 Conversion and Change of Use.
  - c. Section 4.07 Mixed Uses.
  - d. Section 5.03 Conditional Use Review.
  - e. Section 7.01 Definitions (Light Industry).
2. Waitsfield Town Plan, as adopted on October 22, 2013.

**B. MATERIALS SUBMITTED**

1. On March 27, 2014, the applicant submitted a zoning permit application, a conditional use application, fee, and sketch site plans (interior work in basement only).
2. On April 9, 2014, the applicant submitted a letter from Brad M. Ruderman & Associates, Inc., stating that the existing septic capacity should be adequate for the increased use.

**C. PROPOSED FINDINGS OF FACT**

1. The property is a 1.8-acre lot identified as parcel #99169.000 and located at 9 VT Route 17 in the Irasville Village Zoning District. The property is approved as mixed use to include retail, restaurant/bar, and 4 apartments.

2. The applicant submitted application materials on March 27, 2014 and a letter from a licensed engineer on April 9, 2014.
3. The proposal is to amend the conditional mixed use to add light industry, a small batch brewery. The applicant proposes to convert a 24' x 24' area in the existing basement to a brewery to serve the on-site restaurant and make off-site wholesales. There would only be enough capacity to produce 16 kegs or fewer per week. The applicant is only proposing to produce kegs on-site, and will bottle the beer at another facility.
4. The applicant plans to have waste (spent grains) picked up twice per week.
5. No exterior changes to the existing structure or site plan are proposed.
6. No increase in traffic is expected. There would be 2 additional employees so existing parking space will be adequate. The existing rear door serves as access to the basement.
7. Per a letter from a licensed engineer dated April 7, 2014, the existing septic system capacity has been found to be adequate for this increased use. However, the brewery will likely produce industrial wastewater which requires a state discharge permit and/or an indirect discharge permit.
8. There will be a ceiling-mounted fuse for fire protection. The electrician and plumber will wire it to meet Fire Code.
9. The applicant has received his federal permit and will apply to the state for his brewery and distributor permit.
10. On March 28, 2014, the PZA sent the public notice for the April 22, 2014 hearing on this application to *The Valley Reporter* for inclusion in its April 3, 2014 issue, and mailed it to the applicant and the abutting property owners.
11. The public hearing on this application was held on Tuesday, April 22, 2014.
12. The applicant presented his proposal to the board. No other people attended the hearing on this application.

#### **D. CONCLUSIONS OF LAW**

Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the Conditions of Approval listed below, does meet the conditional use criteria of the Town of Waitsfield Zoning Bylaws and is in conformance with the Waitsfield Town Plan.

#### **E. DECISION**

Application #3567-CU is hereby APPROVED, subject to the following conditions:

1. The applicant shall not bottle on-site without obtaining prior approval(s).
2. Prior to issuance of any zoning permit, the applicant shall submit a Project Review Sheet to the state permit specialist and shall obtain any applicable state and/or federal permit approvals.

3. Any further changes to the approved mixed use, site plan, or structure shall receive prior conditional use and/or administrative approval as required by the Waitsfield Zoning Bylaws.
4. At all times, the applicant shall comply with the Waitsfield Zoning Bylaws and, notably, the performance standards as described in Section 5.03(D)(9).

Dated at Waitsfield, Vermont this 21 day of May, 2014 for the Town of Waitsfield Development Review Board by:



Brian Shupe, Development Review Board Vice Chair

Voting in the Affirmative: John Donaldson, Gib Geiger, Chris Jernigan, Rudy Polwin, and Brian Shupe.

Abstaining: None.

Voting in the Negative: None.

Absent: Chris Cook, and Mike Kingsbury.

#### Appeal

**Pursuant to Title 24 VSA §4471 and §4472, an interested person who has participated in the review of this application may appeal this decision to the Vermont Environmental Court by filing a Notice of Appeal directly to the Environmental Court, 255 North Main Street, Barre, VT 05641, by certified mail within thirty (30) days of the date this decision is issued. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.**



## DEVELOPMENT REVIEW BOARD

### FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	4137-CU
Land Owners:	George Morris & Peter and Elaine Laskowski
Applicant:	Bob Kogut obo Mad River Riders
Property Address:	5512 Main Street
Parcel Number:	99169.100 in the Irasville Village District & 29003.500 in the Agricultural-Residential District
Meeting Dates:	August 22, 2023
Proposal/Type:	Request to construct a pedestrian/bicycle bridge over the Mill Brook within the Flood Hazard Overlay District and FEMA floodway

#### A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 28, 2020:
  - a. Table 2.03 Irasville Village District
  - b. Table 3.07 Agricultural-Residential District
  - c. Section 3.12 Surface Water Protection Standards
  - d. Section 5.03 Conditional Use Review
2. Waitsfield Town Plan, as adopted on December 18, 2017.

#### B. MATERIALS SUBMITTED

1. On July 6, 2022, the applicant submitted conditional use permit application #4137-CU, zoning permit application #4137, responses to General and Specific Review Standards, a bridge site plan, and a package of materials and plans titled "MRV Rec Hub: Visitor's Center & Trailhead Overview."

#### C. FINDINGS OF FACT

1. A public hearing was held on Tuesday, August 22, 2023.

2. Notice was sent to The Valley Reporter on July 27, 2023, and it appeared in the August 3, 2023 issue of The Valley Reporter. Abutting property owners were sent notice on July 27, 2023.
3. The project concerns two properties: one is located at 5512 Main Street, and its principal use is as a nursery. That parcel is identified as #99168.100 in the Irasville Village District. The second property is located at 459 Dana Hill Road and its principal use is as single-family dwelling. That parcel is identified as 29003.500 in the Agricultural-Residential District
4. In what is described as a portion of Phase 2 of the Mad River Valley Recreation Hub project, applicants Bob Kogut/Mad River Riders seek approval to construct a pedestrian/bicycle bridge over the Mill Brook. The proposed bridge will serve the new proposed use at 9 VT Route 17 as a trailhead linking to existing trails on private land and the nearby Howe Block of the Camel's Hump State Forest.
5. The bridge is proposed to be a steel bowstring truss bridge with steel railings and decking consisting of 2 x 6 pressure-treated wood. As proposed, the bridge is to be 87 feet long and 4 feet wide.
6. The bridge is proposed to slope upward from north to south due to the higher southern bank elevation. Slope is as a 1:12 pitch and is ADA compliant for wheelchair access.
7. The proposed location of the bridge over the Mill Brook is within the FEMA floodway and the Flood Hazard Area Overlay District (FHO).
8. Pursuant to Table 2.10 (C) (13), a bridge – in association with recreational trail use - is a conditional use in the Flood Hazard Overlay and is subject to State and conditional use review. All development within the FHO is subject to the provisions of Section 5.03 (E) for Flood Hazard Area Development Standards.
9. Pursuant to Section 5.03 (E) (5), development within the floodway is prohibited “unless a registered professional engineer certifies, based on hydrologic and hydraulic analyses conducted in accordance with standard engineering practices, that the proposed development will (i) not result in any increase (0.00 feet) in flood levels during the occurrence of the base flood, and (ii) will not increase the risk to surrounding properties, facilities or structures from flooding or erosion.” This is commonly-referred to a “no-rise” analysis.
10. Applicant has submitted the no-rise analysis as conducted by Rebecca Diehl, a river monitoring expert and fluvial geomorphologist. Her analysis was reviewed and approved

by Scott Silverstein who is a state-registered and licensed engineer. Those plans have been certified and stamped per Section 5.03 (E). The analysis shows that the bridge will cause no measurable rise in floodwater levels during a base flood.

11. Also pursuant to Section 5.03 (E) (8), “structures within Special Flood Hazard Areas shall be (a) designed, operated, maintained, or modified and adequately anchored to prevent flotation, collapse, release or lateral movement of the structure during the occurrence of the base flood.”
12. Per the plans submitted, applicant proposes that the southside foundation be anchored to bedrock with bolts. The northside will use helical screw piles installed to a minimum depth of 11 feet which is a minimum of 6 feet below the bottom of the stream channel. The northside landing and ramp will be supported by steel posts stiffened with cross-bracing between post pairs.
13. Applicant has also requested approval to restore the riparian buffer along the Mill Brook adjacent to the parking area. The target restoration area stretches along 800 feet of the Mill Brook frontage and covers approximately 0.7-acres. Applicant submits that after bridge installation, trees will be replanted to reconstitute and expand the riparian buffer. The intent is to have the ramp entirely situated among the vegetation.
14. State Wetlands Ecologist Shannon Morrison has visited the site and reviewed the project plans. A State wetland permit is not needed.
15. Gretchen Alexander, Regional River Scientist, and Ned Swanberg, Regional Floodplain Manager, both visited the site and reviewed the project plans. Neither Ms. Alexander nor Mr. Swanberg had concerns with the bridge siting. In a follow up with the PZA, Mr. Swanberg noted he was satisfied that the project met the requisite standards. Per his email, “the critical element was the north side bridge abutment and ramp within the floodway. I have seen an H & H analysis confirming no rise in the BFE.”
16. Per Susan Baird of the Natural Resources Board, no Act 250 permit is required.
17. The Department of Environmental Conservation has confirmed that a stormwater permit is not necessary for the bridge installation area.
18. Jaron Borg, River Management Engineer with the ANR Watershed Management Division, reviewed both the bridge plan and no-rise analysis. A final stream alteration permit – SA3178 – has been issued.

19. There will be two-way pedestrian and bicycle traffic on the bridge, although not frequent. Applicant submits that space (or a “bubble”) can be reserved on the ramp side of the bridge to allow for adequate safety measures in case of two-way traffic.
20. Trail crossing signs will be utilized for users to cross Route 100/Main Street, including adjacent to the access to 5512 Main Street.

#### **D. CONCLUSIONS OF LAW**

Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the Conditions of Approval listed below, does meet the criteria of the Town of Waitsfield Zoning Bylaws and is in conformance with the Waitsfield Town Plan.

#### **E. DECISION**

Application #4137-CU is hereby APPROVED, subject to the following conditions:

1. This decision is subject to any and all applicable local, State, and Federal permit approvals.
2. Any modifications to the project as approved shall be submitted to the PZA and Regional Floodplain Manager for review. Depending on any proposed modifications, additional review from this Board may be required.
3. A copy of the No-Rise Certificate shall be submitted for the file.
4. At the completion of construction, the applicant shall provide as-built photographs of the project for the file, per Section 6.01 (B) (4) of the Zoning Bylaws in accord with 24 V.S.A. §4424.

Dated at Waitsfield, Vermont this <sup>24<sup>TH</sup></sup> day of <sup>AUGUST</sup>, 2023 for the Town of Waitsfield  
Development Review Board by:

  
\_\_\_\_\_  
John Donaldson, Development Review Board Chair

Voting in the Affirmative: John Donaldson, Duncan Brines, Jonathan Ursprung, Steve McKenzie, and Jim Tabor  
Abstaining: none  
Voting in the Negative: none  
Absent: Rudy Polwin, Gib Geiger

## Appeal

**Pursuant to Title 24 VSA §4471 and §4472, an interested person who has participated in the review of this application may appeal this decision to the Environmental Division of the Vermont Superior Court by filing a Notice of Appeal directly to the Court, 32 Cherry Street, Suite 303, Burlington, Vermont 05401, by certified mail within thirty (30) days of the date this decision is issued. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.**



## DEVELOPMENT REVIEW BOARD

### FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	4138-CU
Land Owners:	John Morris
Applicant:	Bob Kogut 060 Mad River Riders
Property Address:	9 VT Route 17
Parcel Number:	09169.000 in the Irasville Village District
Meeting Dates:	August 22, 2023
Proposal/Type:	Request to expand the parking on the property by creating an additional 18 spaces and to restore the riparian buffer adjacent to the Mill Brook.

#### A. GUIDING ORDINANCE and POLICY PROVISIONS

1. Town of Waitsfield Zoning Bylaws, as adopted March 2, 1971 and amended through September 28, 2020:
  - a. Table 2.03 Irasville Village District
  - b. Section 3.09 Parking & Loading Standards
  - c. Section 3.12 Surface Water Protection Standards
  - d. Section 5.03 Conditional Use Review
2. Waitsfield Town Plan, as adopted on December 18, 2017.

#### B. MATERIALS SUBMITTED

1. On July 6, 2022, the applicant submitted conditional use permit application #4138-CU, zoning permit application #4138, responses to General and Specific Review Standards, and a package of materials and plans titled "MRV Rec Hub: Visitor's Center & Trailhead Overview."

#### C. PROPOSED FINDINGS OF FACT

1. A public hearing was held on Tuesday, August 22, 2023.

2. Notice was sent to The Valley Reporter on July 27, 2023, and it appeared in the August 3, 2023 issue of The Valley Reporter. Abutting property owners were sent notice on July 27, 2023.
3. The property is located at 9 VT Route 17, and is a mixed-use property which consists of a restaurant/bar, brewery, retail, visitor's center, and 4 apartments. The parcel is identified as #99169.000 in the Irasville Village District.
4. In what is described as a portion of Phase 2 of the Mad River Valley Recreation Hub project, applicant Bob Kogut/Mad River Riders seek to expand the existing parking on the property to accommodate users of the recreation hub and to restore the riparian buffer along the Mill Brook. The new proposed use is as a trailhead linking to existing trails on private land and the nearby Howe Block of the Camel's Hump State Forest. The Mad River Path is planning an extension of its Fiddler's Walk path which is proposed to link directly to the subject site via a trail crossing Route 100/Main Street.
5. Pursuant to Table 2.03 (C) (27), parking facilities are a conditional use in the Irasville Village District. There are approximately 62 existing spaces on the property. Applicant is requesting to an additional 18 spaces to accommodate the new trailhead project in addition to the existing mixed uses on site.
6. Per Table 3.1, a restaurant requires 1 parking space for every 4 seats, and one space per employee at the largest shift. Although currently closed there are plans to reopen, and the restaurant had 120 seats and up to 10 employees at a time. Accordingly, 40 parking stalls are required for the restaurant use.
7. Per Table 3.1, a retail establishment requires 1 parking space per 300 sq. ft. of gross floor area. The retail bike shop that shares a portion of the building is approximately 480 sq. ft. Accordingly, 1.6 spaces are required for the retail use.
8. Per Table 3.1, multi-family dwellings require 1.5 parking spaces per unit. There are 4 apartments within the building. Accordingly, 6 parking spaces are required for the apartments.
9. Per Table 3.1, the welcome/visitor center office requires 1 parking space per every 300 sq. ft. of gross floor area. The size of the portion of the building for use as the welcome center is 676 sq. ft. Accordingly, 2.3 parking spaces would be required for the welcome/visitor center use.
10. Accordingly, a total of 50 parking spaces is required for the current mix of uses of the property.

11. Applicant submits that the current parking layout for the property accommodates 62 total parking spaces. This total is predicated upon a 9' x 18' dimension for perpendicular parking and a 9' x 25' dimension for parallel parking – both in accord with Section 3.09 (A) (2). There are two ADA-accessible parking spaces in the front of the building.
12. There are no defined parking requirements in the Zoning Bylaws for a trailhead. Applicant offers that Lareau Park has 30 parking spaces for visitors and has therefore submitted that number for trailhead use at the subject property.
13. The Board accepts 30 spaces as adequate for trailhead parking. Therefore, a total of 80 spaces would be needed to accommodate the new mix of uses on the property.
14. Applicant's plan identifies an additional 18 spaces for a total of 80 parking spaces.
15. Per the plans as submitted, applicant proposes use of boulders to define the edges of the parking rows and also to protect the banks.
16. Per applicant's submittal, a State Stormwater permit may be required for the parking improvements.
17. Applicant also requests approval to restore the riparian buffer along the Mill Brook adjacent to the parking area. The riparian buffer along the Mill Brook is thinly forested and offers little protection against sediment flow.
18. Per Section 3.12 (A) of the Bylaws, "to prevent soil erosion, protect wildlife habitat and maintain water quality, a naturally vegetated buffer strip shall be maintained from the banks of streams and rivers, and the shores of ponds formed by in-stream impoundments in streams and rivers."
19. Pursuant to Section 3.12 (B), "no development, excavation, landfill, or grading shall occur within the buffer strip, and vegetation shall be left in an undisturbed state, with the exception of minimal clearing and associated site development necessary to accommodate ... (2) Streambank stabilization and restoration projects, in accordance with all applicable State and Federal regulations."
20. Route 17 is the primary source of runoff flowing onto the subject property and ultimately into the Mill Brook. Applicant has engineered a plan to reduce sediment flow into the Mill Brook while improving the parking area. The final plan calls for excavation, addition of aggregate, grading, cleaning up the existing swale and installing check dams, landscaping around the parking perimeter to capture sediment, and drain improvements for the parking areas abutting Route 17. Applicant proposes to identify and remove non-

native nuisance species and the expansion of the wooded buffer to between 35 – 50 feet. Per the submittal, native trees and woody shrubs will be selected to reflect local site conditions and planted at a ratio of 400 stems per acre. Invasive plant removal, site preparation, and planting will be led by the Friends of the Mad River staff.

21. The target restoration area stretches along 800 feet of the Mill Brook frontage and covers approximately 0.7-acres.
22. Per applicant's submittal, a State Stormwater permit may be needed for the parking area work.

#### **D. CONCLUSIONS OF LAW**

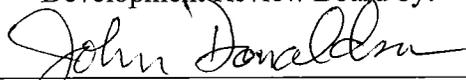
Based on its review of the application materials, submitted site plans, presented testimony, and Findings of Fact above, the Waitsfield Development Review Board hereby concludes this application as proposed, and when finalized and implemented in accordance with the Conditions of Approval listed below, does meet the criteria of the Town of Waitsfield Zoning Bylaws and is in conformance with the Waitsfield Town Plan.

#### **E. DECISION**

Application #4138-CU is hereby APPROVED, subject to the following conditions:

1. This decision is subject to any and all applicable local, State, and Federal permit approvals.
2. Should safety concerns arise from parking or traffic issues, formal review and approval by the Board of a parking and/or traffic plan may be required.
3. Should a State Stormwater permit be required for the parking area, the resultant stormwater management plan, prepared by a licensed engineer, shall be submitted to the PZA for inclusion in the file.

Dated at Waitsfield, Vermont this <sup>24<sup>TH</sup></sup> day of <sup>AUGUST</sup>, 2023 for the Town of Waitsfield  
Development Review Board by:

  
\_\_\_\_\_  
John Donaldson, Development Review Board Chair

Voting in the Affirmative: John Donaldson, Duncan Brines, Jonathan Ursprung, Steve McKenzie, and Jim Tabor  
Abstaining: none  
Voting in the Negative: none  
Absent: Rudy Polwin, Gib Geiger

### Appeal

**Pursuant to Title 24 VSA §4471 and §4472, an interested person who has participated in the review of this application may appeal this decision to the Environmental Division of the Vermont Superior Court by filing a Notice of Appeal directly to the Court, 32 Cherry Street, Suite 303, Burlington, Vermont 05401, by certified mail within thirty (30) days of the date this decision is issued. A copy of the notice must also be sent to the Zoning Administrator or the Municipal Clerk who is required to provide a list of interested persons to the appellant within five days of receipt of the Notice. The appellant is required to send a copy of the Notice, via certified mail, to each interested person.**

**Town of Waitsfield**  
**DEVELOPMENT REVIEW BOARD**  
**DRAFT Meeting Minutes**  
**February 27, 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), Rudy Polwin, Jonathan Ursprung

**Staff:** Zoning Administrator JB Weir

**Others:** David Cohen, Stephen Gavosto

**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 #4165-CU** by MRV Holdings off 6971 Main Street, Waitsfield VT. Pursuant to Table 2.05 (C) (15), applicant requests conditional use approval to construct two storage units (1,800 sq. ft. and 4,800 sq. ft.) on a mixed-use property consisting of residential and commercial office space. The parcel is identified as #99204.000 in the Limited Business District.

Mr. Gavosto summarized the plans for the self-storage units, noting that he has revised his design since submitting the application and now plans to use wooden materials to frame and side the buildings.

Parking was discussed, and the following points made:

- Currently the site has 21 parking spaces
- Three apartments are located at the site, each one requiring one parking space
- Table 3.1 includes the Town's parking standards
  - Those standards outline office space needs based upon square footage of the building
  - Mr. Gavosto noted that the building contains hallways, utility rooms, and shared space such as a conference room
  - It was agreed that a report of the number of tenants would be useful to determine the parking needed for the office space
- There are 10 spaces proposed for the new structures
  - Mr. Gavosto noted that it would not be difficult to add a few more there
  - Mr. Polwin indicated that unneeded impervious space should not be created
- There is currently an overflow parking area, which can be designated on the site plan

Mr. Donaldson explained that the Board will decide during deliberations what additional parking may be required, once the needs of the office space area are better understood.

In response to questions from Board members, Mr. Gavosto noted that electricity will be provided through solar panels and that he will determine the color temperature of the exterior lights to be installed and provide that information to Mr. Weir.

Tree clearing limits were discussed. Mr. Gavosto explained that the proposed location requires less tree cutting than would be necessary if the buildings were to be tucked behind an existing structure, and noted as well that the property is wetter behind the proposed location, making it difficult to move the buildings back further from the road. It was discussed that a landscaping plan might include maintaining the existing thicket and other trees rather than stipulating that a new landscape plan be developed.

Mr. Cohen was designated as an interested party to this application. He commented that he wants to ensure that the character of the property will not change due to the new development, and expressed that he was pleased the design had been revised to be wooden rather than metal structures.

**MOTION:** *Mr. Brines moved to close the hearing for Application #4165-CU. The motion was seconded by Mr. Ursprung. All voted in favor.*

#### **5. APPROVAL OF MINUTES**

The minutes of February 13, 2024 were amended and approved.

#### **6. OTHER BUSINESS**

The upcoming schedule was reviewed.

#### **7. ADJOURNMENT**

The public portion of the meeting was adjourned at 7:26 pm to move into deliberations.

#### **8. DELIBERATIONS**

Respectfully submitted,  
Carol Chamberlin, Recording Secretary