

WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

Tuesday, May 14th, 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
Chris Cook
John Donaldson,
Chair
Gib Geiger
Steve McKenzie,
Vice-Chair
Rudy Polwin
James Tabor

**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

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

4. Application #4172-CU by Devin Corrigan (obo Nicole DeFau) off 21 Spring Hill Rd., Waitsfield VT. Applicant requests expansion of a nonconforming structure by constructing a shed addition to the rear of the existing home. The parcel is identified as #03082.000 in the Agricultural-Residential District.

5. Application #4173-CU by Kenneth & Robin Preuss off 2225 East Warren Rd., Waitsfield VT. Applicants request a side setback waiver to construct an addition to the existing garage. The parcel is identified as #01062.000 in the Agricultural-Residential District.

6. APPROVAL OF MINUTES – March 12, 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 May 14, 2024 Meeting

Application #:	4172-CU
Land Owner:	Nicole DeFau
Applicant:	Devin Corrigan
Property Address:	21 Spring Hill Road
Parcel Number:	03082.000 in the Agricultural-Residential District
Meeting Dates:	May 14, 2024
Proposal/Type:	Expansion of non-conforming garage to construct a 16' x 24' shed with 8' x 16' deck above

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 3.08 Nonconforming Structures & Nonconforming Uses
 - c. Section 5.03 Conditional Use
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

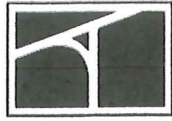
1. On April 9, 2024, the applicant submitted a conditional use permit application #4172-CU, zoning permit application #4172, responses to General and Specific Review Standards, a site plan, cover letter, and a list of abutters.
2. On May 10, 2024, the PZA included in the file an updated sketch of the proposed shed along with applicant's calculations as to volume of nonconformance, an aerial photo of the property, and the Board's decision in #3980-CU.

C. PROPOSED FINDINGS OF FACT

1. The property is located at 21 Spring Hill Long Road and the principal use is as a single-family residence. The parcel is identified as 03082.000 in the Agricultural-Residential District.
2. The property constitutes a corner lot with frontage on both Spring Hill Road and Joslin Hill Road. Pursuant to Section 3.7 (F), “any yard adjoining a street shall be considered a front yard. A corner lot shall be considered to have only front and rear yards.”
3. Pursuant to Table 2.07 (D), the minimum front setback for the Agricultural-Residential District is 75 feet. The garage meets the front setback requirement for Spring Hill Road, but not that for Joslin Hill Road. The garage is approximately 15 feet within the front setback to Joslin Hill, or approximately 60 feet from the centerline.
4. The existing garage constitutes a pre-existing nonconforming structure due to a portion of the garage being situated within the front setback to Joslin Hill Road. Per applicant’s submittal, the nonconforming portion of the garage totals approximately 5,709 cubic feet.
5. Applicant proposes to construct a 384 sq. ft. shed off the rear of the garage, and a 128 sq. ft. deck above the shed roof. Applicant submits that the proposed shed addition to the rear of the garage is also 15 feet within the setback (flush with existing garage) and has an 8.5’ wall and is 16’ deep. Accordingly, the shed addition constitutes an additional 2,040 cubic feet of nonconformance (8.5’ x 16’ x 15’). The proposed deck above the shed roof is approximately 10.5 feet within the front setback to Joslin Hill Road and is 8’ deep. Accordingly, the proposed deck constitutes an additional 84 cubic feet of nonconformance (10.5’ x 8’). The sum total of cubic feet of proposed additional nonconformance is 2,124 (2,040’ + 84’).
6. Pursuant to Section 3.08 (A) (3), a nonconforming structure may be enlarged or expanded in a manner which increases the degree of noncompliance provided the expansion or enlargement: (a) does not increase the total volume or area of the nonconforming portion of the structure in existence prior to March 5, 2002 by more than 50%; (b) does not, after May 17, 2010, increase the total footprint of a structure within the Fluvial Erosion Hazard Area Overlay District by more than 500 square feet or 50% of the existing footprint of the principal structure, whichever is greater (see Table 2.11 and Section 5.03F); (c) does not extend the nonconforming feature/element of a structure beyond that point which constitutes the greatest pre-existing encroachment; and (d) complies with all conditional use standards.
7. Given that the total existing nonconforming volume of the garage is 5,709 cubic feet, the maximum allowable increase in nonconforming volume pursuant to subsection 3 (a) is 2,854.5 cubic feet (50% of the existing nonconforming volume). As proposed, the

additional 2,124 cubic feet of non-conformance represents an increase of 37% in volume. The criterion of Section 3.08 (A) (3) (a) is satisfied.

8. The project is not within the Fluvial Erosion Hazard Overlay District. The criterion of Section 3.08 (A) (3) (b) is satisfied.
9. As proposed, the shed and deck addition do not extend any closer toward Joslin Hill Road than the existing garage does now. The criterion of Section 3.08 (A) (3) (c) is satisfied.
10. The project as proposed complies with all conditional use standards. The criterion of Section 3.08 (A) (3) (d) is satisfied.
11. There are numerous existing permits for the parcel. The most recent of which was #3980-CU, issued 4/14/2021 to add a dormer on the nonconforming garage. It is not clear that the dormer was ever built.
12. A public hearing will be held on Tuesday, May 14th, 2024. Notice was sent to *The Valley Reporter* on April 15, 2024 and it appeared in the April 18, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on April 15, 2024.



CORRIGAN
& KLEIN

ARTISAN BUILDERS

March 29, 2024

Attention: Zoning Administrator of Waitsfield, Vermont

From: Devin Corrigan

Re: Permit Application

JB and the Waitsfield DRB,

Thank you for taking the time to consider this project for Nicole deFau on Spring Hill Road.

We are proposing to extend a shed off the back side of the garage 16' out and the width of the garage, 24' with a flat membrane roof and a smaller, 16'x8' deck above. This will be built on a floating slab with stick framed walls and siding and paint to match the existing building. The total increase in volume is 2,880 cubic feet and the allowable limit is 2,887.5 cubic feet. This was determined by calculating the volume of the portion of the garage that is non-conforming and the portion of the new structure that will be non-conforming. Due to the front set-back requirement being applied to 2 sides of the property our clients are considerably restricted. The primary "front" is off Spring Hill Rd but the side of the property that runs along Joslin Hill, and is screened heavily by trees, is also considered a front setback.

Enclosed you will find the permit application, a sit plan detailing what is being proposed, a check for the permit fee and the required envelopes for abutters.

Please contact us with any questions.

Respectfully,
Nicole M. DeFau &
Devin TK Corrigan of
Corrigan & Klein Artisan Builders

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: Nicole DeFau / Dain Corrigan Telephone #'s: 860-637-6367 / 802-793-4611
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: 21 Spring Hill Rd, Waitsfield VT 05673

Location of Property: Same Parcel ID #: 03082.000

Flood Hazard Zone? No Area/Acreage of Lot: 0.69

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"/> 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: Shed Roof Garage Addition

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.

- Foster Robin + Robert > PO Box 426, Waitsfield
- Sands, Stephen > PO Box 1535, Waitsfield
- Tubare-Martin, Peter + Diane > 123 Harbor Drive, Apt 412 Stamford, CT
- Copeland, Katherine c/o Mrs. John B. Newhall > 16 Smith Point Rd 706902-7490
Manchester, MA 01944

(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: 4/9/24

Please print: Dain Corrigan

Office Use Only	
Application Number: <u>4172-W</u> <small>(from Zoning Application)</small>	Date Referred: <u>4/15/24</u>
Zoning District: <u>A1-Res</u>	Curb Cut Required: <u>no</u>
Meeting date(s): <u>5/14/24</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:

N/A

B. The character of the area affected:

The addition to the Garage in keeping w/ the character of the area.

C. Traffic on roads and highways in the vicinity:

N/A

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

Section 3.08 Volume increases under 50%
Allowed Increase = 2,887.5 ft³ Asking for = 2,880 ft³

E. Utilization of renewable energy resources.

N/A

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.).

N/A

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

Designed to match the existing House + Garage

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.)

Not Agricultural Land

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

Designed to match Barn like appearance of the Garage

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

N/A

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

N/A

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

N/A all Stormwater is already managed on site through drains to existing ditches

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

Any exterior lighting will comply. Currently none is proposed.

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

Property is screened on all Roadsides w/ Tree buffers

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

N/A

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.).

N/A

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.).

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).

N/A

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

N/A

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 propose the construction of a shed 16'x24' along the rear of the existing garage w/ a small 8'x10' Deck above. It will be accessed from outside and is meant to house dirt bikes + snowmobiles.

Application #: 4172 Date Received: 4/14/24 Fees: Zoning 125.00
 Parcel #: 03082 000 Zoning District: Ap-Res DRB: 150.00
 Special Zoning Areas: Newspaper: 65.00
 Approved (or Denied) by ZA on Total: 340 - 200
 Referred to DRB because: non-attached structure
 Meeting Date(s): 5/14/24
 Decision:
 Comment:

Owner: Nicole DeFoe Devin Corrigan Phone: 800-637-6367 / 802-793-1611
 (If not owner, letter from owner authorizing agent status is required) E-mail:
 Mailing Address: 21 Spring Hill Rd, Waitsfield, VT 05673 Easements?: none
 Location of Property (E-911 address): same Flood Plain?: no
 Existing Use and Occupancy: Residential Full Time Wetlands?: no
 Name of Business (if applicable): Public Building?: no

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

Type of Construction:
 Foundation: floating slab
 Exterior Walls: stud
 Roofing: Membrane
 Estimated Cost of Construction: 100k

Lot Size/Acreage of Lot: 0.69 Frontage along Road: Taslin Hill = 184'
 (i.e., 100x200; 20,000 sq.ft.; 1/2 acre, etc.) Spring Hill = 160'

After construction of the proposed structure, what will the setback be on the
 Front Side (from road centerline): 60' + 75' Left Side: 25'
 Right Side: 25' Rear: 25'
 Nearest streambank/riverbank/pond: N/A % grade/slope from development to bank: None

Existing Structures/Use:
 Existing square footage: Footprint = 2,265 sq ft Total: 4110 sq ft
 Height of tallest structure: 21' ↳ includes all floors

Proposed Structures:
 Proposed use: (ie, garage, shed, barn, etc.) Attached Shed Square footage: (exclude attics < 7 1/2' high and below-grade basements):
 Height: 1st floor: 2nd floor: 3rd floor: Total:
 Height: 12' 1st floor: 384 2nd floor: 3rd floor: Total:
 Height: 1st floor: 2nd floor: 3rd floor: Total:
 Total proposed square footage: 384

Building Coverage %: 9.68% (perimeter of floor space including porches, balconies, roof overhangs > 30")
 Lot coverage %: (all ground cover including driveways, walkways, etc.)
 # Parking spaces have: 2 need: 0

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

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)
 - Foster, Robin & Robert
 - Sands, Stephen
 - Tryhane - Martin, Peter + Diane
 - Cleveland, Katharine c/o Mrs. John B. Newhall

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)..... 802/793-4011 Date..... 4/9/24

Please print your name legibly..... Devin Corrican

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

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 less than or equal to 250 sq. ft.	\$100
Residences, residential additions, alterations, or accessory structures more than 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
Parking lot with 10 or fewer spaces	\$150
Parking lot with 11 or more spaces	\$200
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**

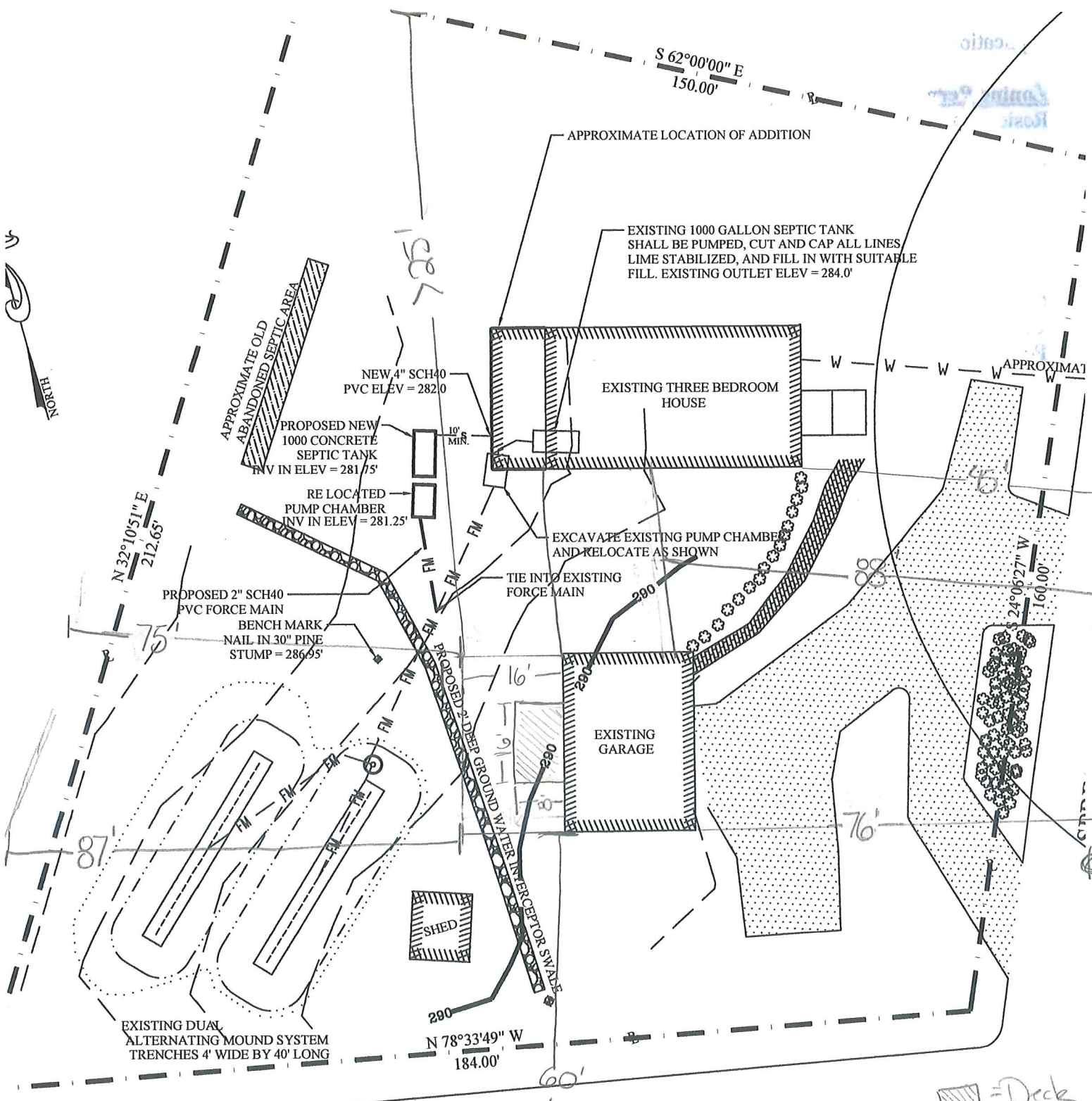
Conditional Use/Non-Conforming Use (Residential)	\$150
Conditional Use/Non-Conforming Use (Commercial)	\$200
Variance (Residential)	\$150
Variance (Commercial)	\$200
Appeals of ZA Decision	\$100
Home Business	\$100
Amendment to Site Plan	\$100
Subdivision Sketch Plan Review	\$50
Major Subdivision (Preliminary & 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.



[Hatched Box] = Deck
 [Empty Box] = Shed Extension

1" = 22'

April 4, 2024

Nicole M. deFau
21 Spring Hill Road
Waitsfield, VT 05673

To whom it may concern:

I, Nicole M. deFau, authorize Devin T. Klein Corrigan of **Corrigan & Klein Artisan Builders** to apply on my behalf for a zoning permit to build an addition on my property at 21 Spring Hill Road, Waitsfield.

Devin can be reached at devintklein@gmail.com and 802.793.4611.

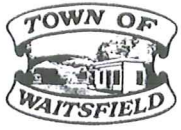
I can be reached at ndalum14@gmail.com and 860.637.6367 if you have any questions.

Thank you in advance.

Sincerely yours,

A handwritten signature in cursive script that reads "Nicole deFau".

Nicole M. deFau



89 foot Abutters List Report

Waitsfield, VT
March 03, 2021

Subject Property:

Parcel Number: 03082.000
CAMA Number: 03082.000
Property Address: 21 SPRING HILL RD

Mailing Address: DEFAU JAMES A & KIMBERLY D
PO BOX 192
MARION, CT 06444

Abutters:

Parcel Number: 03078.000
CAMA Number: 03078.000
Property Address: 23 LITTLE FOX LN

Mailing Address: TRYHANE-MARTIN PETER & DIANE E
TRUSTEES
123 HARBOR DR, APT 412
STAMFORD, CT 06902-7490

Parcel Number: 03083.000
CAMA Number: 03083.000
Property Address: 55 SPRING HILL RD

Mailing Address: SANDS STEPHEN R JR
PO BOX 1535
WAITSFIELD, VT 05673

Parcel Number: 03100.402
CAMA Number: 03100.402
Property Address: 121 CASSIUS RIDGE RD

Mailing Address: WELLFORD PAULINA D
121 CASSIUS RIDGE ROAD
WAITSFIELD, VT 05673

Parcel Number: 03101.000
CAMA Number: 03101.000
Property Address: 540 JOSLIN HILL RD

Mailing Address: HILDEBRAND JAMES B III COOMBS
NANCY C
540 JOSLIN HILL RD
WAITSFIELD, VT 05673

Parcel Number: 27002.000
CAMA Number: 27002.000
Property Address: 52 CROSS RD

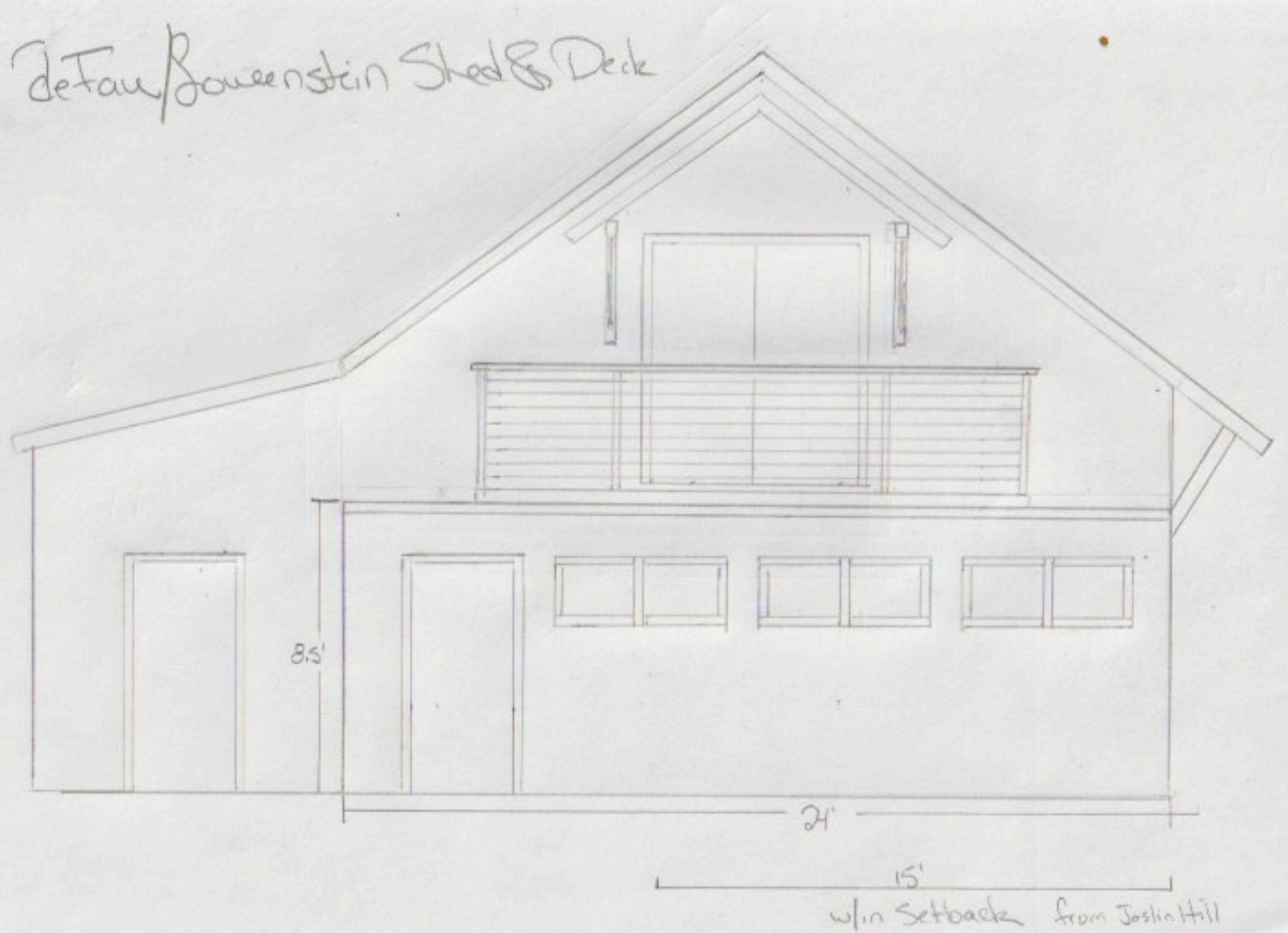
Mailing Address: COPELAND KATHARINE C/O MRS JOHN
B NEWHALL
98 FALMOUTH COURT
BEDFORD, MA 01740



www.cai-tech.com

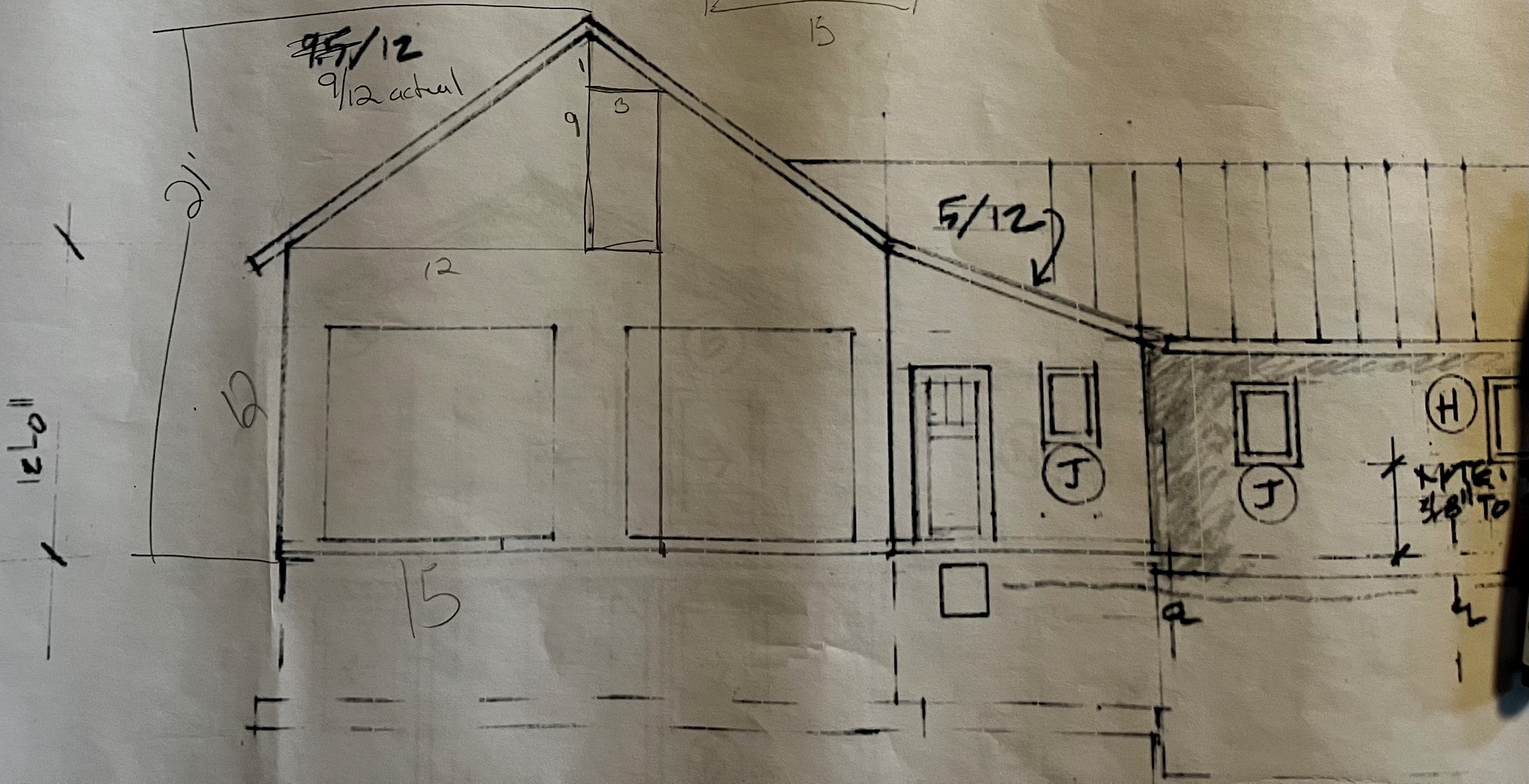
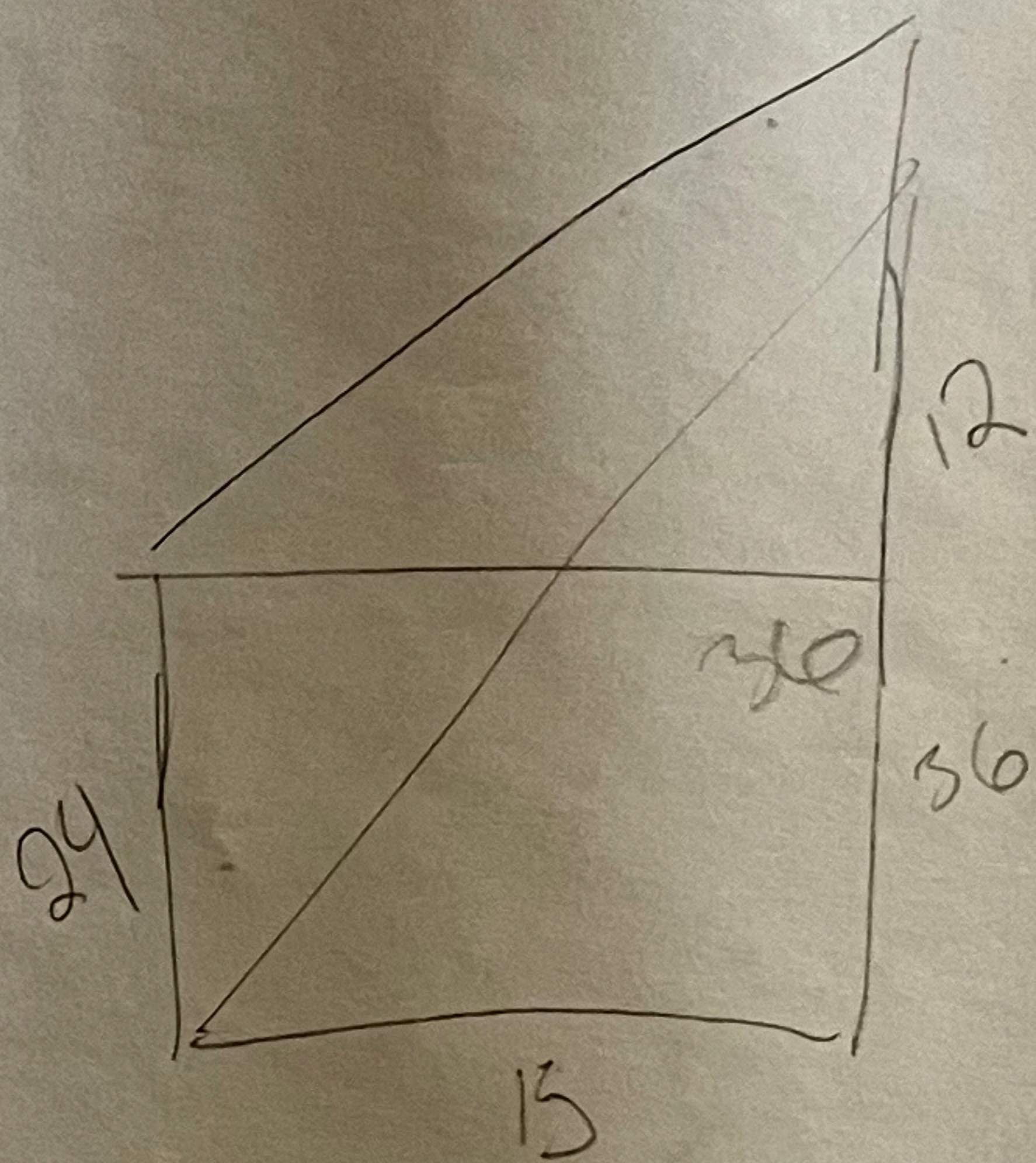
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

DeFau/Bowenstein Shed & Deck



Non-combustible $V = 5.775$

$$\begin{aligned}
 12 \times 15 + 22 &= 1960 \\
 (12 \times 22) + 22 &= 1254 \\
 3 \times 8 + 22 &= 328 \\
 1.5 \times 22 &= 33
 \end{aligned}$$



From: Devin Klein Corrigan
To: pza@gmavt.net
Subject: Re: deFau Hearing
Date: Friday, May 10, 2024 9:15:27 AM
Attachments: [deFau volume calcs.pdf](#)
[deFau Shed sketch.pdf](#)

Hi J.B.!

Yes certainly! We also just did our drawing of the proposed shed so I have attached it to this email along with a drawing of my calculations.

I determined the volume of the nonconforming portion of the structure. It is 15' within the setback off Joslin Hill, conforming off Spring Hill.
The portion of the garage that is within the setback is 15'x22'x21'tall with a 9/12 slope. The eaves wall is 12' tall and it is 9' from top of wall to the peak.

15'x12'x22' =	3,960 +
$((12 \times 9) / 2) \times 22 =$	1,188
3x8x22 =	528
1.5x22 =	33

5709 total non-conforming square feet / 2 (50% allowable increase) = **2854.5 cubic feet allowed**

Proposed addition is 15 within the setback and has an 8.5' wall and is 16' deep.
8.5x16x15 = 2040 cubic feet
if the deck is also calculated it is 10.5 within the setback and 8' deep.
10.5x8 = 84 cubic feet

2040+84=2124 cubic feet of proposed non-conforming space

These numbers are a tiny bit different than what is on the application as we have fine tuned the drawings and re-measured the structure. Sorry for any inconvenience there!

Thank you,
Devin T. Klein Corrigan
[Corrigan & Klein Artisan Builders](#)
devintklein@gmail.com
802.793.4611



On Thu, May 9, 2024 at 3:51 PM <pza@gmavt.net> wrote:

Hi Devin. I'm working on the application now. I was going to reach out to you. Can you provide me with the details as to how you arrived at the volume calculation? It would save me time and should really be a part of the application.

As for a rep, definitely yes – please have someone either in person or via Zoom.

Thanks,

J.B Weir

Planning & Zoning Administrator

E911 Coordinator

(802) 496-2218 ext. 4

Hours: M-F 9:00 – 4:30

From: Devin Klein Corrigan <devintklein@gmail.com>

Sent: Thursday, May 9, 2024 1:36 PM

To: pza@madriver.com

Subject: deFau Hearing

Hi JB,

Do you have the review documents available for deFau? You had said you would send along the paperwork you worked up for the DRB.

Also, I have a meeting conflict that night, as we have our Selectboard meeting in Warren. Would you like a representative there? I can send Taylor if so.

Thanks,

Devin T. Klein Corrigan

[Corrigan & Klein Artisan Builders](#)

devintklein@gmail.com

802.793.4611



03083.000

03082.000

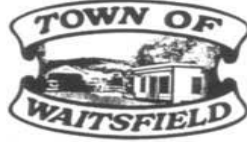
Cassius Ridge Rd

Cassius Ridge Rd

Joslin Hill Rd

Joslin Hill R

Spring Hill Rd



DEVELOPMENT REVIEW BOARD FINDINGS OF FACT AND NOTICE OF DECISION

Application #:	3980-CU
Land Owner:	James & Kimberly deFau
Applicant:	Nicole deFau
Property Address:	21 Spring Hill Road
Parcel Number:	#03082.000 and located in the Agricultural Residential District
Meeting Dates:	April 13, 2021
Proposal/Type:	Request to increase the degree of noncompliance of an existing garage by adding a dormer to the portion of the garage located within the required front setback from Joslin Hill Road

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 2.07 Agricultural-Residential District.
 - b. Section 3.08 Nonconforming Structures
 - c. Section 5.03 Conditional Use Review
 - d. Section 7.02 Definitions (*Degree of Noncompliance*)
2. Waitsfield Town Plan, as adopted on December 18, 2017.

B. MATERIALS SUBMITTED

1. On March 11, 2021 the applicant submitted a Conditional Use Permit Application including a site plan and building elevations.

C. FINDINGS OF FACT

1. The property is located at 21 Spring Hill Road and the parcel is identified as #03082.000 in the Agricultural-Residential District.
2. The parcel is 0.69 acres and includes a single-family residence with an associated garage. The garage was previously detached but a permit was issued in March 2021 for an addition that will connect the house and the garage (#3979).
3. The lot is an existing small lot which allows for development so long as the requirements outlined in the zoning bylaws are met (Section 3.05).
4. The lot is a corner lot and as per Section 3.07(F), “any yard adjoining a street shall be considered a front yard.” Based on the current zoning, the 75’ front setback for the Ag-Res District applies to both the Spring Hill Road and Joslin Hill Road frontage.
5. The existing garage is 60ft setback from Joslin Hill Road making it a non-conforming structure.

6. The applicant proposes adding a dormer to the southern side of the garage, fronting Joslin Hill Road. This project would increase the degree of noncompliance which is defined as, *“The extent to which a structure encroaches upon, or otherwise violates, one or more dimensional standard of these regulations. The extension of a structure which results in an additional encroachment of the noncomplying feature/element, **including the expansion of the volume** or area of a structure within a building setback, would increase the degree of noncompliance.”*
7. A public hearing was held on Tuesday, April 13th, 2021. Notice was sent to *The Valley Reporter* on March 19, 2021 and the abutting property owners were sent notice on March 26, 2021. Notice appeared in the March 25th issue of *The Valley Reporter*.
8. No public comments were received before the hearing or at the hearing.
9. The applicant proposes adding 22cubic feet of new space within the setback, increasing the degree of noncompliance which requires DRB review as a conditional use, subject to the standards found in Section 3.08(3). The DRB determined that the project meets the criteria as the dormer does not result in an increase of more than 50% of the existing nonconforming portion of the structure.
10. The applicant explained that the dormer would make the existing storage space located above the garage more functional.
11. The Board agreed that the garage is already well screened from Joslin Hill Road with existing trees and landscaping.
12. The applicant confirmed that the existing windows on the ground floor portion of the garage would remain.

D. CONCLUSIONS OF LAW

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

E. DECISION

The Conditional Use Application for #3980-CU is hereby approved, subject to the following conditions:

1. This approval is subject to any and all applicable local, state, and federal permit approvals.

Dated at Waitsfield, Vermont this ____ day of _____, 2021 for the Town of Waitsfield Development Review Board by:

John Donaldson, Development Review Board (Vice Chair)

Voting in the Affirmative: Duncan Brines, John Donaldson, Gib Geiger, and Steve McKenzie

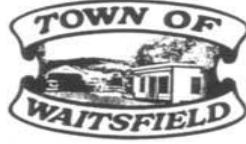
Abstaining: None.

Voting in the Negative: None.

Absent: Chris Cook, Rudy Polwin, and JB Weir.

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

STAFF REPORT by J.B. Weir for January 9, 2024 Meeting

Application #:	4173-CU
Land Owner:	Kenneth & Robin Preuss
Property Address:	2225 East Warren Road
Parcel Number:	01062.000 in the Agricultural-Residential District
Meeting Dates:	May 17, 2024
Proposal/Type:	Requesting side setback waiver down to 17.5 feet for proposed garage addition.

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. [Town of Waitsfield Zoning Bylaws](#), as adopted March 2, 1971 and amended through January 8, 2024:
 1. Table 2.07 Agricultural-Residential District
 2. Section 5.03 Conditional Use Review
 3. Section 6.05 (E) Setback Waivers
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

1. On April 11, 2024, the applicant submitted a conditional use application #4173-CU, Zoning permit application #4173, responses to General and Specific Review Standards, site plan, and abutter list.

C. PROPOSED FINDINGS OF FACT

1. The property is located at 2225 East Warren Road and consists of a single-family residence, garage, shed, pond, and pool. The parcel is identified as 01062.000 in the Agricultural-Residential District.
2. Applicant requests approval of a maximum 30% side setback waiver (down to 17.5 feet) for a garage addition.

3. Per applicant's submittal, the southwesterly corner of existing garage is approximately 27 feet from the abutting property line. Applicant proposes to extend the garage an additional 9.5 feet toward the abutting property line, and 10 feet to the rear. The addition to the rear meets district setback requirements due to the angled shape of the parcel. The proposed 9.5 feet addition toward the Libby property line does not.
4. Pursuant to Table 2.07 (D), the minimum side setback for the Agricultural-Residential District is 25 feet. Due to the shape of the parcel and the existing placement of the garage, the applicant is requesting a side setback waiver down to 17.5 feet.
5. Pursuant to Section 6.05 (E), the DRB may grant a waiver of building setbacks for a new accessory structure or an addition or expansion of an existing structure as a conditional use reviewed in accordance with Section 5.03 and subject to the following:
 1. The parcel associated with the waiver request was legally in existence prior to January 1, 2009;
 2. The Board may allow for a reduction in of the front, side and rear setback, providing the reduction will not adversely impact the use and enjoyment of adjacent parcels, and the reduced setback complies with all conditional use standards set forth in Section 5.03; and
 3. The waiver of the setback standard is consistent with the predominant building setbacks within the surrounding area of the parcel, and does not result in a reduction of the setback standard for the district in which the parcel is located by greater than 30% (e.g., a 50-foot setback may be reduced in accordance with this provision by up to 15 feet).
6. The date the subject parcel was created is not known. However, per the Town's lister card for the subject parcel, the home was constructed in 1900.
7. No impact to the use and enjoyment of adjoining parcels is anticipated. The abutting parcel toward which the waiver is requested is that of Elizabeth and Stuart Libby. As of May 9, 2024, no concerns have been expressed with regard to the setback waiver from the abutters. The project as proposed satisfies all conditional use standards.
8. Given that the side yard setback for the Agricultural-Residential District is 25 feet and that the applicant is requesting a waiver down to 17.5 feet from the abutting Libby property line, the proposed location constitutes a 30% reduction of the setback standard, which satisfies the 30% maximum allowance under subsection c above. The maximum

reduction allowable under subsection 3 for a 25-foot setback is 7.5 feet. The applicant is requesting an additional 7.5 feet beyond the required 25 foot setback.

9. Numerous permits have been issued for the subject property beginning in 1976. The existing 759 sq. ft. garage was built in 1998 pursuant to permit #3013 issued 4/25/2006.
10. A public hearing will be held on Tuesday, May 14th, 2024. Notice was sent to *The Valley Reporter* on April 15, 2024 and it appeared in the April 18, 2024 issue of *The Valley Reporter*. Abutting property owners were sent notice on April 15, 2024.

*365 plh

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: Kenneth + Robin Preuss Telephone #'s: 973-722-8060
(If not owner, letter from owner authorizing agent status is required.) 973-216-6346

Mailing Address: 2225 E. WARREN Rd, Waitsfield VT 05673

Location of Property: 2225 E. WARREN Rd, Waitsfield VT Parcel ID #: 001002000

Flood Hazard Zone? NO Area/Acreage of Lot: 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"/> 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: Addition of existing garage 9.5 FT to Right 10 FT Rear

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.

Site Plan Attached.

Adjacent property owners Attached

(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: Kenneth Preuss Date: 4/10/2024

Please print: Kenneth PREUSS

Office Use Only	
Application Number: <u>473-CW</u> <small>(from Zoning Application)</small>	Date Referred: <u>4/15/24</u>
Zoning District: <u>Ap-100</u>	Curb Cut Required: <u>no</u>
Meeting date(s): <u>5/14/24</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:

NA

B. The character of the area affected:

NA

C. Traffic on roads and highways in the vicinity:

LOCAL TRAFFIC NOT EFFECTED

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

NO

E. Utilization of renewable energy resources.

NA

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.).

Not effected

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

Attached

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

NA

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

NA

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

NA

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

NA

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

Not effected

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

Not effected

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

None

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

None

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

None

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

None

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

None

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

none

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

none

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

none

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

none

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

none

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

none

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

none

Application #: 4173 Date Received: 4/10/24 Fees: Zoning... 100
 Parcel #: 01062-000 Zoning District: A3-res DRB: 200
 Special Zoning Areas: Newspaper: 65
 Approved (or Denied) by ZA on..... Total: 365-
 Referred to DRB because setback
 Meeting Date(s).....
 Decision.....
 Comment.....

Owner: Kenneth + Robin Prevas Phone: 973-722-8060
 (If not owner, letter from owner authorizing agent status is required) E-mail.....
 Mailing Address: 272.5 E. WARREN Rd Easements? NO
 Location of Property (E-911 address): 272.5 East WARREN Rd. Flood Plain? NO
 Existing Use and Occupancy: Residence Wetlands? NO
 Name of Business (if applicable)..... Public Building? NO

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
 other other
Roads: (some have restrictions)
 Private Town State
 Scenic Route 100
 Not Applicable
 Description of proposed use and/or structure: Addition to right and rear sides of existing GARAGE
 Lot Size/Acreage of Lot: 3 ACRES Frontage along Road: 346 FT
 (i.e., 100x200; 20,000 sq.ft.; 1/2 acre, etc.)

Type of Construction:
 Foundation:
 Exterior Walls:
 Roofing:
 Estimated Cost of Construction:
NOT AVAILABLE

After construction of the proposed structure, what will the setback be on the
 Front Side (from road centerline): APPROX 115' Left Side: 16' 3" TO HOME (HOUSE) APPROX 175' TO PROPERTY LIKE LEFT SIDE
 Right Side: 17' 6" Rear: 315 FT
 Nearest streambank/riverbank/pond: 121' % grade/slope from development to bank: N/A FLAT

Existing Structures/Use: Home, Detached GARAGE, Shed
 Existing square footage: Home: 2578, GARAGE: 345 Total: 2943'
 Height of tallest structure: 24' 3"

Proposed Structures:
Proposed use: (ie. garage, shed, barn, etc.) Garage **Square footage:** (exclude attics < 7 1/2' high and below-grade basements):
 Height:.....; 1st floor: 825 2nd floor: N/A 3rd floor: N/A Total: 825
 Height:.....; 1st floor:..... 2nd floor:..... 3rd floor:..... Total:.....
 Height:.....; 1st floor:..... 2nd floor:..... 3rd floor:..... Total:.....
Total proposed square footage: 825

Building Coverage %: 0.0064 (perimeter of floor space including porches, balconies, roof overhangs > 30")
 Lot coverage %: 0.0064 (all ground cover including driveways, walkways, etc.)
 # Parking spaces have: 1 need: 3

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.

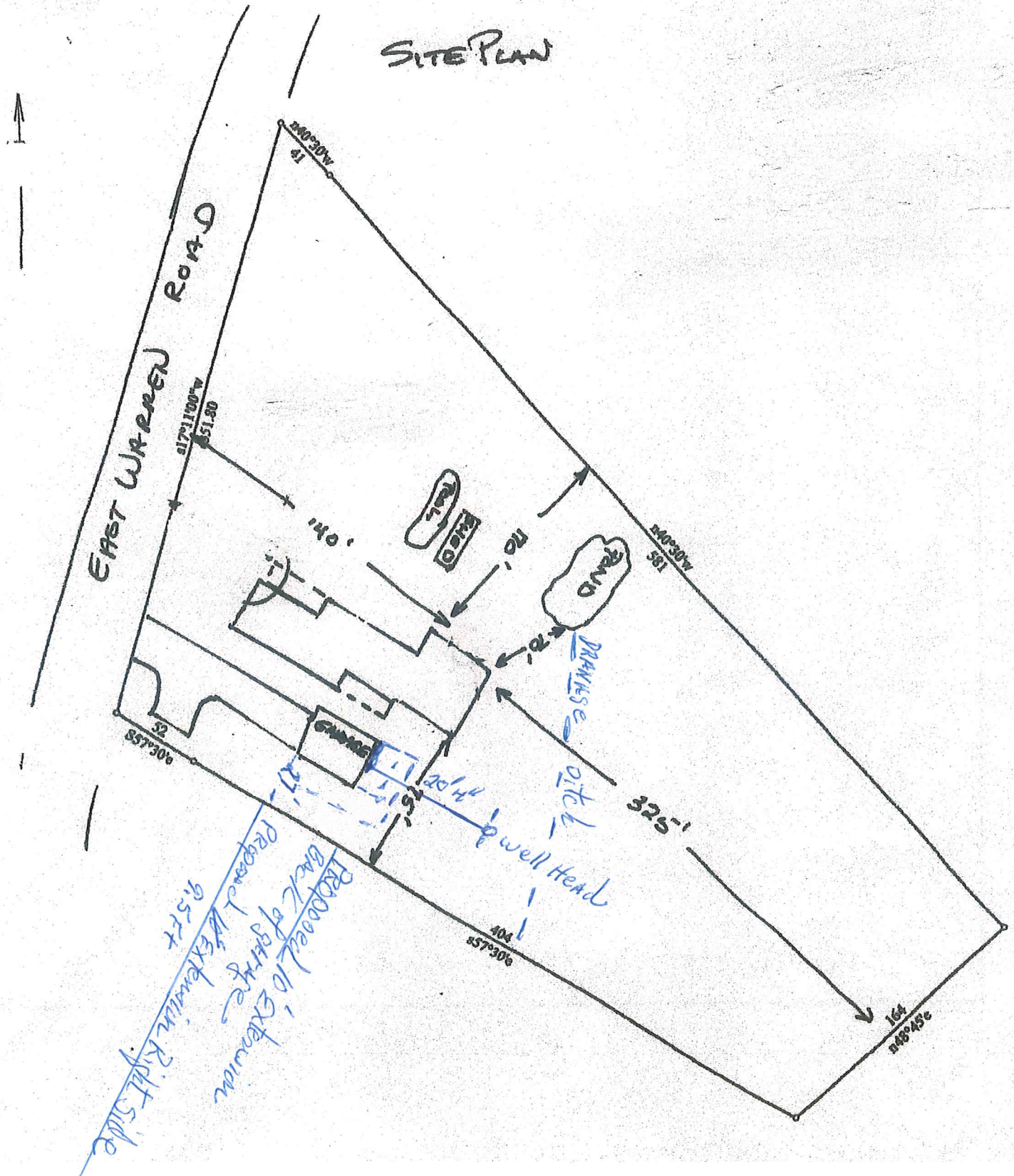
PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.

Signature..... *Kenneth Preuss* Phone(s) *973-722-8060* Date *4/12/2024*

Please print your name legibly..... *Kenneth Preuss*

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.

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.



Re: Fw: Survey Proposal

From: LaRose Surveys, PC (larosesurveys@gmail.com)
To: kpreuss19@yahoo.com
Date: Wednesday, September 13, 2023 at 04:31 PM EDT

Ken -

Apparently, I forgot that tidbit you asked for.

Your southwesterly corner of the garage is the closest to the Libby boundary line. Measuring perpendicular from the Libby boundary line to the southwesterly corner of the garage the distance is 27'!

Hope this helps.

RONL

Ronald L. LaRose, LS
Kevin R. LaRose, LS
LaRose Surveys, PC
P.O. Box 388 - 25 West Street
Bristol, Vermont 05443
www.larosesurveys.com
p 802.453.3818
f 802.329.2138

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On Wed, Sep 13, 2023 at 1:13 PM Kenneth Preuss <kpreuss19@yahoo.com> wrote:

Hello Ron.
We just returned from Vacation a few days ago and today was the first chance I had to open the Survey.
I will walk the property in the next day or so, when the weather allows.
As you may recall, one of the reasons I wanted the Survey was to determine the current distance from the garage to the Libby property.
How can this be determined? Look forward to talking to you about this.

regards,
Ken

----- Forwarded Message -----

From: Kenneth Preuss <kpreuss19@yahoo.com>
To: LaRose Surveys, PC <larosesurveys@gmail.com>
Sent: Thursday, June 1, 2023 at 04:44:32 PM EDT
Subject: Re: Survey Proposal

Hi Ron,
Thanks for your reply and update.

Regards,
Ken

E Warren Rd

E Warren Rd

01062.000

01063.000



Town of Waitsfield
DEVELOPMENT REVIEW BOARD
DRAFT Meeting Minutes
March 12, 2024

1. CALL TO ORDER: The meeting was called to order at 7:01 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

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

Staff: Zoning Administrator JB Weir

Others: Blaine Laskowski, John Morris

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 #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.

Mr. Donaldson noted that the hours of operation are indicated to be until 9 pm, yet no lighting is included in the site plan. Mr. Morris explained that the 9 pm time was an approximation of the latest he planned to be open, as the intent is to close at dusk. He has no plans to light the area.

Mr. Morris outlined that the area proposed to be used is larger than the seating area, in order to provide a place for people to park bikes or make use of a personal chair. All pop up canopies to be used will be taken in at night. He also noted that the storage shed depicted on the plans is existing, that the space will be right along the edge of the bike trail, and that operation is intended to be seasonal. Mr. Morris plans to lease the existing restaurant space separately, and indicated that there may be an opportunity for that enterprise to provide food for the beer garden, which will be serving Mr. Morris' own brews.

Mr. Morris also noted that he may in the future plan for a roofed structure, for shelter at the garden and potentially for changing rooms. Mr. Weir indicated that those changes may be allowed through an administrative amendment.

MOTION: *Mr. McKenzie moved to close the hearing for Application #4166-CU. The motion was seconded by Mr. Brines. All voted in favor.*

5. APPROVAL OF MINUTES

The minutes of February 27, 2024 were approved.

6. OTHER BUSINESS

Board Reorganization

MOTION: *A motion to keep the current slate of officers passed unanimously.*

MOTION: *A motion to maintain the same schedule of the second and fourth Tuesday of each month at 7 pm passed unanimously.*

MOTION: *A motion to maintain the Valley Reporter as the newspaper of record and to post notices at the Town Office and Waitsfield Post Office passed unanimously.*

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:22 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary