

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
April 29, 2025**

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

DRB Members Present: Duncan Brines, John Donaldson (Chair), Gib Geiger, Jim Tabor
Staff: Zoning Administrator JB Weir
Others: Sean Compton, Kerry McCormack

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody in attendance requested time to comment.

4. SUB 25-02 by Mad River Green Shopping Center (c/o Crosspoint Associates) at 100 Mad River Green, Waitsfield, VT. Applicant requests to subdivide the existing 16.5-ac parcel into two lots of 3.1-ac (Shaw's parcel) and the remaining 13.4-ac. The parcel is identified as #99152.000 in the Irasville Village District.

The applicants had requested that sketch and final review be held at the same meeting.

MOTION: *A motion to declare the subdivision as a Minor Subdivision passed unanimously.*

The applicants explained that this application requests that the combining of the two parcels previously approved be reversed, and the parcels be separated into their previous configuration. The boundary lines were clarified for Board members.

Sketch plan review was concluded, and it was agreed to waive preliminary review and move to final review of the application.

It was noted that dimensional standards are satisfied by the proposed boundary lines, and that all development is pre-existing.

MOTION: *A motion to close the hearing for Application SUB 25-02 passed unanimously.*

5. APPROVAL OF MINUTES

The minutes of April 22, 2025 were approved.

6. OTHER BUSINESS – No other business was addressed by the Board.

7. ADJOURNMENT – The public portion of the meeting was adjourned at 7:10 pm and the Board entered Deliberative Session.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary