

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
May 12, 2026**

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, Rudy Polwin, Jim Tabor
Staff: Planning & Zoning Administrator JB Weir
Others: Chris Austin (Grenier Engineering), David Cain, Luke Catlin, Dana Hinman, Sean Lawson, Erica Stroem, Sparky Potter, Sal Spinosa, Nancy Turner, Mark D'Angelo, Dave Marshall, Mark Felton, Jeff Swabert

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody in attendance requested time to comment.

4. 4275-CU by Lawson's Holdings at 155 Carroll Road, Waitsfield, VT. Applicant requests to expand conditional use approval to construct a 1,215 sq. ft. event space addition to the existing bar/taproom. The parcel is identified as #23003.000 in the Irasville Village District.

Mr. D'Angelo outlined that the proposed project is to expand the taproom, providing a separate event space by expanding the building by approximately 40 feet to the north toward Carroll Road. He noted that no change to the parking for the site is intended, as there are already more than the required number of spaces available. He indicated that a Stormwater Permit had been issued, an application is being prepared for an amendment to the site's Wastewater and Potable Water Supply Permit, and an Act 250 application is being developed, although it is not believed that an Act 250 permit will be required. The Wetlands Division has advised that no Wetland Permit is necessary. An additional allocation of 2000 gallons per day has been applied for to the Water Commission. No trees will be removed as part of this project, and there will be approximately 40 – 50 feet between the edge of the new space and the centerline of Carroll Road.

Mr. Donaldson asked about traffic impacts on Carroll Road, noting that the information submitted with the application materials was substantial and helpful. Mr. D'Angelo explained that an update to the previous traffic study indicates that one car and one second of wait time will be added at the Carroll Road/Route 100 intersection.

It was confirmed that the new space will be fully enclosed, and generally will be used for events or group gatherings, as it will not be staffed unless it has been reserved. Mr. Lawson indicated that there may occasionally be busy times when the space is opened up for general use.

Construction will likely begin in July or August and will take approximately six to seven months to complete.

Mr. Donaldson pointed out that any lettering/signage on the exterior of the building is not being reviewed as part of this application, and will need to be applied for separately.

MOTION: *A motion to adjourn the hearing passed unanimously.*

Mr. Brines explained that the Board would deliberate at the end of the meeting.

5. Sketch Plan Review by Dana Hinman for a 9-lot subdivision of an existing 37-acre parcel off 319 Bushnell Road. The parcel is identified as #19008.100 and is located in the Agricultural-Residential District.

Mr. Hinman explained that he is seeking to create several lots on a parcel with an existing residence, and that he does not intend to develop the lots but will be selling them as open building lots. He noted that he does not foresee all the lots immediately being placed on the market.

Mr. Austin noted that there is a discrepancy between the amount of acreage included in the deed (36 acres) and the acreage (over 50 acres) included on the Town tax map. He explained that further surveying will serve to clarify the acreage, but that it is not likely to impact the proposed lot sizes to any great degree.

Mr. Austin then outlined that the parcel is located at the end of Bushnell Road, and that there is a drive to the existing house on the eastern side of the property, and a ROW and road across the western side of the property, which provides access to the Town's Water System building. He pointed out on the site plan the existing pond and some known wetlands, including some identified as Class II. The western portion of the property contains a flat plateau bordered by steep drop-offs to Pine Brook. The plan proposes four new lots, with house sites on the level portion, on this section of the property. On the eastern side, it is planned to use existing access to create four new lots, with the existing dwelling located on a fifth lot. This area contains gentle slopes, and the proposed house sites are more separated than on the western portion.

Mr. Austin also indicated:

- No new roads are proposed, only short driveways;
- steep slopes are found on the property, but not in any of the proposed development areas;
- fifty-foot buffers have been delineated for the wetlands;
- the building sites proposed are generally on existing meadow, but some trees will be cut for septic installation and view corridors;
- all lots will meet the one-acre minimum as well as all dimensional setbacks;
- the lot sizes will likely range from three to seven acres, although the final survey may reduce some of these;
- steep slopes, the stream, and wetlands will serve to preclude further development;
- based on traffic for the new lots, there will be an increase of 8 trips during peak hours.

Mr. Polwin noted that the lots depicted are irregular shapes, which is not in agreement with what is stated in the Regulations regarding the creation of new lots. He asked if there might be some benefit to creating some smaller lots.

Mr. Donaldson referred to the wildlife mapping provided by Mr. Weir. Mr. Austin noted that the green habitat block depicted is an advisory layer, and is not classified as a highest priority block; it is also a portion of a large 20K-acre block. He also indicated that the proposed house sites are generally outside of this block, with only minimal incursion planned for the development proposed. Mr. Austin then explained that the location's deer wintering area is in the wooded sections of the parcel, in which there is no work planned except for some minimal cutting for view corridors.

Nancy Turner asked if there would be any restrictions on the size of the houses to be built; the applicant currently has no plans in place to limit the size of the dwellings. Ms. Turner also noted that there could be an impact on the character of the neighborhood due to the proposed development on the western side of the parcel, as the house sites are in a compact area although the lot sizes are larger.

Erika Nichols-Frazer asked about increased maintenance needs for Bushnell Road, which was confirmed to be a Town highway. The applicant indicated that there are no plans for deed restrictions or other strategies to prevent part-time residential or short term rental uses.

Luke Catlin spoke of springs and seepage areas behind his house, noting that the area should be investigated for any wetlands. He also requested that view shed cutting be carefully planned, as there are fragile areas with significant bankside erosion that should be considered when planning to clear any trees.

Mr. Austin stated that the project is not subject to Act 250 jurisdiction.

Mr. Austin indicated that a wildlife study is not planned for; Sal Spinosa pointed out that there are wildlife corridors in the area, and that he would like to see that taken into account when planning the sites.

MOTION: *A motion to designate this as a major subdivision passed unanimously.*

Mr. Austin confirmed that the applicant had no waiver requests at this time.

6. APPROVAL OF MINUTES

Approval of minutes was postponed.

7. PZA UPDATE

Mr. Weir reviewed the upcoming schedule with the Board, and provided updates for several ongoing permitting matters.

8. ADJOURNMENT – The meeting was adjourned at 8:23 pm

9. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary