

**Town of Waitsfield  
DEVELOPMENT REVIEW BOARD  
Meeting Minutes  
August 26, 2025**

**1. CALL TO ORDER:** The meeting was called to order at 7:02 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

**DRB Members Present:** Duncan Brines (Chair), Chris Cook, John Donaldson, Steve McKenzie, Jim Tabor

**Staff:** Zoning Administrator JB Weir

**Others:** Steve Questore

**2. REVISIONS TO AGENDA, IF ANY**

No changes were made to the agenda.

**3. PUBLIC FORUM**

Nobody in attendance requested time to comment.

**4. #4240-CU** by Miramar Ski Club at 167 Bridge Street, Waitsfield, VT. Applicant requests approval of a side setback waiver for a storage shed. The parcel is identified as #01016.000 in the Agricultural-Residential District.

This hearing was continued from August 12, 2025.

Mr. Questore provided an outline of the Club's plans to move an existing structure and enlarge it to create more storage closer to the lodge. Due to constraints, the planned location is the only area possible for placement of the structure.

A site visit had been held by the DRB, attended by Mr. Donaldson and Mr. McKenzie; Mr. Donaldson outlined the measurements taken at the site, noting that there was some imprecision. Mr. Questore explained the strategy he used in taking his measurements, noting that a survey of the lot was included in the application materials, and it was agreed that the measurements might be off to some degree, but not enough to impact the setback waiver being requested. Mr. Questore indicated that he will be striving to keep the edge of the structure as far from the property boundary as possible.

Ms. Cook raised the matter of the size and scale of the structure, questioning whether the application should be reviewed as a change to a nonconforming structure. Mr. Weir explained his reasoning for not presenting the application as an increase in size to a nonconforming structure, indicating that this is being considered a new accessory structure for which a setback waiver is being requested.

It was suggested to Mr. Questore that he confirm with a professional how close to the septic system it is suitable to place a structure such as this.

Mr. Weir asked that he be supported in seeking guidance for this structure from the Regional Floodplain Manager; Mr. Questore was amenable to receiving such feedback.

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

**5. APPROVAL OF MINUTES**

The minutes of August 12, 2025 were amended and approved.

**6. OTHER BUSINESS**

Potential upcoming applications were reviewed.

**7. ADJOURNMENT** – The public portion of the meeting was adjourned at 7:33 pm and the Board entered Deliberative Session.

**8. DELIBERATIONS**

Respectfully submitted,  
Carol Chamberlin, Recording Secretary