

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
July 28, 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, Gib Geiger, Rudy Polwin, Jim Tabor

Staff: Zoning Administrator JB Weir

Others: Mark Bannon, Otto Magdanz

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 26-04 by Otto Magdanz & Annie Murawski at 2411 North Road, Waitsfield, VT. Applicants request approval for a subdivision of an existing 19.6-acre lot into two lots of 10.3 acres and 9.3 acres. The parcel is identified as #03014.100 in the Agricultural-Residential District.

A site visit was held prior to the meeting, attended by Duncan Brines, John Donaldson, Rudy Polwin, James Tabor, Gib Geiger, Mark Bannon, Otto Magdanz, Andrew Magdanz, and Asa Magdanz.

Mark Bannon outlined the subdivision plans, noting that Lot 1 has an existing house and that one driveway will serve both lots. He indicated that there are no steep slopes impacted by the proposed development, and pointed out where there are Class 2 wetlands along the unnamed stream running through the property, and some Class 3 wetlands which had been observed during the site visit. Mr. Bannon explained that the property had been cleared by the previous owner, and that Mr. Magdanz was currently stumping the remains of that clearing in order to make that area more like a field.

Changes to the original sketch plan were reviewed. Mr. Bannon explained that Sheet C1 depicts a stone wall north of the neighboring DeHeer property, noting that there is historical preservation interest in the wall, and that this feature is well outside of the project area and that there are no plans to alter the wall at this time. Mr. Bannon also pointed out that there is a more level area of the property to the west of the DeHeer house, which was called out as a pasture in the original site plan, but is no longer included as such in this current iteration.

The required emergency pull off is depicted on Sheet C2. Mr. Magdanz also noted that the conifers between the stream and the road are designated to be left in place, which is indicated on C2 as well. He also confirmed that the playground set currently located where the prior curb cut was planned for will be moved and will no longer be visible from along the roadway there.

Mr. Polwin raised the matter of the potential for tree removal to the west of the proposed building envelope making the development visible from Route 100. It was confirmed that these trees are not on the subject property; Mr. Magdanz indicated that there is no preference to see Route 100 from the proposed house site, and that likely there would be additional buffer planted in that area should those trees ever be removed. It was also noted that lighting requirements will prevent impacts to nighttime views of exterior house lights from Route 100.

State Stormwater Permitting was clarified; a Construction Permit had been issued for Lot 1, and recently another Construction Permit for the stumping operation, which needs to be completed in segments according to the Permit. Mr. Bannon explained that the State is still reviewing what is needed for Lot 2, that the original Construction Permit may cover both sites, and that it has not yet been determined if an Operational Permit is necessary. Mr. Bannon also indicated that Sheet C3 contains information regarding stormwater infrastructure such as swales and raingarden features, and that Sheet C5 provides culvert information.

Mr. Magdanz explained that the roadway is planned as it is in order to avoid the stream and also to avoid impacts to neighbors.

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

Mr. Duncan opened the final hearing for this application.
No further questions were raised.

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

Mr. Brines explained the process of deliberations and issuance of a decision; Mr. Weir noted that the decision would likely be available later in week.

5. APPROVAL OF MINUTES

The minutes of July 14, 2026 were approved.

6. PZA UPDATE

Mr. Weir reviewed the upcoming schedule with the Board.

7. ADJOURNMENT – The meeting was adjourned at 7:25 pm

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary