

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
August 25, 2026**

1. CALL TO ORDER: The meeting was called to order at 7:04 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

DRB Members Present: Duncan Brines, Chris Cook, John Donaldson, Rudy Polwin
Staff: Zoning Administrator JB Weir
Others: Dylan Josephs

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody in attendance requested time to comment.

4. #4287-CU by Dylan Josephs dba Turkey Tail Furniture Co. at 5070 Main St., Waitsfield, VT. Applicant requests conditional use approval to operate a light industry: the design and production of custom hardwood furniture with a showroom. The parcel is identified as #99142.100 in the Irasville Village District.

Mr. Josephs explained that he intends to operate his small custom furniture company at this Main Street location, and that the building will include a showroom/retail space in addition to the woodworking area. Generally, this retail space will be for consultations in planning custom orders. No changes are planned to the footprint or height of the building; one double door will be installed to allow for larger furniture items to be taken from the shop. There will be an occasional delivery of materials.

The hours of operation were discussed. Mr. Josephs had proposed being open from 7 am to 7 pm in his application, and explained that the evening hours were for consultation time with customers and potentially for quiet finish work to be undertaken. He noted the potential for employing people who are looking for supplemental evening work. It was agreed that an even later end time, such as 9 pm, would be suitable, with a condition that the hours of operation be reconsidered if at any point there are concerns raised by neighbors.

Mr. Josephs explained that all dust collection will take place inside the building, and that he intends to take care of trash removal as necessary, with no trash stored outside. If necessary in the future, a dumpster will be placed on site. He also explained that he does no spray finishing, uses all non-VOC materials, and that odors will generally not escape the building. The possibility of conditioning approval upon a need to reconsider restrictions should complaints regarding dust, noise, or odor arise was noted. It was also explained that if a dumpster is put in place, appropriate screening will be required.

It was confirmed that landscaping will continue to be managed by the property owner, with one hydrangea being removed from near a doorway to provide for better access.

Mr. Josephs confirmed that he has been in communication with the Department of Fire Safety, ensuring that all necessary permitting is being addressed.

It was explained that all exterior lighting must be downcast and shielded; Mr. Josephs indicated that no additional exterior lighting is planned.

It was noted that any signage will need to be permitted separately from this application.

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

Mr. Brines explained that the Board would deliberate and that Mr. Weir would provide a written decision.

5. APPROVAL OF MINUTES

The minutes of July 28, 2026 were approved.

6. PZA UPDATE

Mr. Weir reviewed the upcoming schedule with the Board.

7. ADJOURNMENT – The meeting was adjourned at 7:43 pm

8. DELIBERATIONS

Respectfully submitted,

Carol Chamberlin, Recording Secretary