

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
November 9, 2022**

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, Steve McKenzie, Rudy Polwin, Jim Tabor, Jonathan Ursprung

Staff: Planning & Zoning Administrator JB Weir

Others: Tom King, Alice Peal, Bill Pelzar, John Pitrowiski, Aron Shea, Corey Shea, Ben Smith, Charlene Spaulding, Edward Spaulding, Laurie Spaulding, Courtney Spaulding

2. REVISIONS TO AGENDA, IF ANY

No revisions were made.

3. PUBLIC FORUM

Nobody present requested to address the Board during the public forum portion of the meeting.

4. Sketch Plan Review by Shea Property Services for a subdivision of parcel #99031.001 into five lots of 1.9-acres, 1.6-acres, 1.8-acres, 3.3-acres, and 24.54- acres. The parcel is located off Center Fayston Road in the Agricultural-Residential District.

Mr. Donaldson explained that sketch plan review is a precursor to subdivision hearings, and is an opportunity for the DRB to provide guidance for developers.

Mr. Polwin recused himself from the hearing, as he is working with the Sheas on other projects.

It was clarified that the hearing held in June 2022 was to request separate deeds for each of the three existing parcels; this proposal is to create five lots from one of those parcels.

Mr. Pitrowiski and Aron Shea provided an overview of the subdivision plans, noting that: access to each will be via shared driveways off of Center Fayston Road, each lot will have an in-ground septic system and standard drilled well, and frontage and setback requirements will all be met. It was indicated that dimensions will be included on updated plans to be provided. The driveways have been designed to avoid steep areas; one site will need erosion control measures and a State-issued stormwater permit. It was acknowledged that there are deer wintering areas on the property; wetlands have been depicted, along with related buffer areas. The men explained that there are no plans for developing Lot 5 at this point.

Mr. Donaldson asked for confirmation that there is a requirement for a master plan for this property; this was confirmed, but it was indicated that there is no template or other guidance for preparing such a plan. Mr. Pitrowiski noted that there is not much further development potential and therefore he was unsure how to approach providing a master plan, but said that further information would be provided as requested.

In response to questions from DRB members, it was explained that the power is planned to be brought in overhead and that the slope depiction on the submitted materials is based on site investigation rather than state lidar mapping. The deer wintering area outlines were also clarified.

The Spauldings raised questions regarding their water source, explaining that there is a cistern on their property that is fed from a source above their land. Mr. Pitrowiski explained that more information regarding deeds, easements, and location will be needed regarding this issue. The State's having purview over water supply and wastewater systems was explained.

In response to a question regarding the house sites and building envelopes, Mr. Pitrowiski indicated that the envelopes depicted are quite general, based mostly upon setback and buffer requirements, and that they will be refined on subsequent plans. Within the building envelopes, each owner will apply for a permit for their individual house plans to be sited within the envelope. He did note that the driveway locations are fairly accurate, as they are based upon the slopes of the access to the four lots.

Mr. King noted that he was present to gain a better understanding of the plans presented.

Ms. Peal asked if a shared septic system had been considered; Mr. Pitrowiski explained that the soils are suitable for each site to have an individual system, and this is what is commonly preferred by homeowners.

Mr. Polwin indicated that there may be some slight adjustments to how the access from Center Fayston Road is configured, in order to better address slope at the property.

Mr. Donaldson reiterated that it should be determined between the neighbors where any existing water lines are.

MOTION: *Mr. Geiger moved to consider this a minor subdivision. Mr. Brines provided the second. All voted in favor.*

7. APPROVAL OF MINUTES

The minutes of October 25, 2022 were amended and approved.

8. OTHER BUSINESS

Mr. Weir reviewed the upcoming DRB schedule.

9. ADJOURNMENT

The public portion of the meeting was adjourned at 7:42 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary