

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
March 14, 2023**

1. CALL TO ORDER: The meeting was called to order at 7:00 pm, and was held online via Zoom.

DRB Members Present: Duncan Brines, John Donaldson (Chair), Gib Geiger, Steve McKenzie, Jim Tabor, Jonathan Ursprung

Staff: Planning & Zoning Administrator JB Weir

Others: Matt Holcomb

2. REVISIONS TO AGENDA, IF ANY

No revisions were made.

3. PUBLIC FORUM

No members of the public were present.

4. Application #4100-CU (Conditional Use Review) by H. Matthew Holcomb off 169 Hastings Road, Waitsfield VT. Applicant requests a rear setback waiver down to 17.5-feet for an 18' x 24' garage. The property is identified as #25004.000, located in the Agricultural-Residential District.

Mr. Holcomb summarized his plans and explained why the setback waiver is being requested, noting that the house will be his full-time residence moving forward and plans are to make the garage have a better connector to the house and increase the size of the driveway. He has measured the distance from the existing survey pins to plan where the corners of the garage will be.

Mr. Holcomb explained where the garage is planned to be located in relation to the existing sheds on the property, indicating that those will be removed. He noted that exterior lighting is planned to be either a coach light or flood light and will be directed onto the driveway.

MOTION: *Mr. Geiger moved to close the hearing for Application #4100-CU. Mr. McKenzie provided the second. All voted in favor.*

5. Sketch Plan Review by the Emory, Jr. Family Trust – Thomas and Nancy Emory for a two-lot subdivision of an existing 10.2-acre lot into two lots of 5.1- acres each. The parcel is identified as #42006.000 and is located in the Agricultural-Residential District.

This sketch plan review was postponed to a future meeting due to weather conditions requiring a fully remote meeting.

6. APPROVAL OF MINUTES

The minutes of February 28, 2023 were amended and approved.

7. OTHER BUSINESS

The upcoming schedule was reviewed.

8. ADJOURNMENT

The public portion of the meeting was adjourned at 7:23 pm to move into deliberations.

9. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary