



WAITSFIELD PLANNING COMMISSION AGENDA

October 15, 2024 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson
AnnMarie Harmon, Vice-Chair
Becca Newhall
Alice Peal
Jonathan Ursprung, Chair

THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

Planning & Zoning Administrator

J. B. Weir

Town Administrator

Vacant

Town Clerk

Jennifer Peterson

Town Treasurer

Vacant

Waitsfield Town Office

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Waitsfield, VT 05673
(802) 496-2218
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1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **APPROVAL OF MINUTES – OCTOBER 1, 2024 (10 +/- min)**
5. **VILLAGE MASTER PLANNING (60 +/- min) Jonathan/JB**
6. **ALICE UPDATE (15 +/- min)**
 - a. CVPRC
 - b. Climate Action Plan
 - c. LHMP
7. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
8. **OTHER BUSINESS (10+/-min)**
9. **ADJOURNMENT**

Waitsfield Planning and Zoning Administrators Report
Planning Commission October 15, 2024 meeting

5. Village Master Planning (MPG)

The VMPSC will meet with SE Group on October 15th. The focus of the meeting will be to 1) reflect on existing conditions findings, 2) discuss the start of our design process, and 3) discuss plans for upcoming community engagement. The final existing conditions analysis was presented to the Steering Committee on September 24, and was included for PC discussion at last meeting.

Planning Commission members will be free to attend VMPSC meetings going forward, as the PZA will ensure that agendas for the meetings allow for a quorum of commissioners by including the following language on VMSPC agendas:

“A quorum of the Planning Commission may be present at the meeting. This item is intended to serve as a work session and no action will be taken by the Planning Commission at this meeting. Allowed pursuant to 1V.S.A. §310(3)(D).”

The project website is organized as a collection of three StoryMaps – Natural Context, Built Environment, and Past Plans/Studies. Each StoryMap has maps, graphics, and narrative describing existing conditions, as well as a memo or data sheet with additional detail. Please review the web materials and memos ahead of the meeting next week. The website can be found [here](#).

Included in the packet is a set of draft “Design Objectives” for the commissioners to review in advance of the meeting and be prepared to discuss as the focus of the evening. Alex notes that “Development of draft design objectives is our first baby step into the actual planning and design phase of this process. Identifying these objectives is a helpful starting point for us to establish clarity about our design process before we pull out the trace paper. We will spend time at our 10/15 meeting discussing and refining these objectives.”

The core team met with Alex on 10/9 to review both the website and the draft Design Objectives. Minor revisions were made and feedback was provided and incorporated by Alex.

Members should begin to discuss the community event/input portion of this project. The question arose how and when to engage the public prior to a larger community even to take place later in the project timeline. It could be entirely via Zoom, with a focus on garnering input as to what residents would like the future of Irasville to look like. That’s just an example, of course.

The next meeting of the VMPSC is scheduled for October 15th at 10:30am. Planning Commissioners are encouraged to attend. A recording of the meeting will be made available afterward for those unable to attend.

7. Wastewater Planning Project Update

The Engineering Technical Team met on 10/2 after site visits to two of the proposed pump station locations – one adjacent to the school and General Wait House, and the other adjacent to the Madsonian. The meeting included discussion as to abandoning the Madsonian location so as to be out of the river corridor/FEH zone. It was decided to explore instead two smaller pump stations – one at the edge of the WUCC parking lot (in the rear) and the other station at the grassy area with picnic table adjacent to the Bridge Street Marketplace parking lot (the location which currently serves as the leachfield for the business there). The PZA quickly reached out to the landowners for approval to explore these option, and approval was granted.

It was also decided to explore moving the school pump station farther back from the road adjacent to the control panel for the generator used by the school and Wait House. This location would avoid disturbing the garden and other vegetation adjacent to the school pathway/parking lot.

The ETT team meets again on 10/16.

Joshua Schwartz has drafted an application for the Regional Project Priority List, which will be submitted shortly to the Central Vermont Economic Development Corporation for review and ranking. Obtaining a high ranking on the list is favorable in being permitted to apply for Northern Borders money next spring.

As of 9/23/24, the Town website page for the project has been updated and can be found [here](#).

9. Other Business

The PZA has included in the packet the 2024 work plan. Jonathan may have an update on the MRVPD since the last meeting.

The Groundwater Protection Overlay standards have been submitted to the Town attorney for final review. Once returned, absent major changes, the PC can proceed with an official adoption timeline. The PZA has not received the feedback yet. The Water Commission wished that the PC adoption hearing be set for November. However, this may be challenging depending on when the draft is received back from the Town attorneys.

Upcoming trainings/webinars:

Understanding Vermont Conservation Design: The data behind BioFinder

Vermont Conservation Design is the data and the vision that powers the BioFinder website. It is a prioritization tool that identifies the lands and waters most important for maintaining Vermont's ecologically functional landscape – one that conserves current biological diversity and allows species to move and shift in response to climate and land-use changes. Vermont Conservation Design allows users to see patterns in Vermont's forests and waterways, and identify the places that connect both into a functional network. The Design was just updated with new landscape scale components and Wildlife Road Crossings. It now features more accurate edges of the habitat blocks, that allow for a better understanding of the pattern and network of connected forests. Join us to learn more about this important conservation science.

Presenters:

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

David Moroney, Conservation Planning Specialist, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following three dates:

Session 2: Friday, November 8, 2024 10:00am-11:00am. [Register](#)

Session 3: Thursday, December 12, 2024 1:00pm-2:00pm. [Register](#)

Sharing Like Cats and Dogs: Bobcats & Coyotes on the Vermont Landscape

Bobcats and coyotes compete for resources across Vermont. Yet they go about it with very different styles and have settled into an equilibrium since coyotes first appeared in our state in the mid 20th century. Bobcats tend to be more elusive, while their canine counterparts are much more public. Together, these mid-sized mammals occupy a niche in Vermont's ecology that teaches us about the need for an inter-connected landscape. Join Furbearer Project Leader Bree Furfey for an exciting deep dive into the biology, ecology and landscape needs of these two iconic species. We'll also discuss land-use planning strategies that your town can use to ensure their continued presence throughout Vermont.

Presenters:

Brehan Furfey, Wildlife Biologist, VT Fish and Wildlife Department

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Tuesday, October 15th, 2024 10:00am-11:00am. [Register](#)

Session 2: Tuesday, December 3, 2024 2:00pm-3:00pm. [Register](#)

Gray and Green Infrastructure: How Vermont's bridges and culverts add to our network of connected lands and waters.

Roads can act as barriers to wildlife movement, and yet our bridges and stream culverts are potential passage for Vermont's fish and wildlife to move underneath without danger. In addition to giving fish and other aquatic species plenty of space to swim through, many of these structures are designed to accommodate large floods and move debris during extreme rainfall. This means that at normal flow levels, wildlife can walk through the structure alongside the stream. However, some of our older structures are undersized and present a constriction for floodwaters as well as for fish and wildlife movement. A team of researchers has created the Terrestrial Passage Screen Tool that is now available on BioFinder to assess the "passability" of bridges and culverts on the state road system and help in prioritizing which structures might be best replaced to facilitate wildlife movement. Join Conservation Planner Jens Hilke from Vermont Fish & Wildlife to learn the science behind this new tool and learn how it may be used to help prioritize structures for replacement to facilitate wildlife movement.

Presenters:

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Wednesday, October 30, 2024 10:00am-11:00am. [Register](#)

Session 2: Monday, December 16, 2024 3:00pm-4:00pm. [Register](#)

Reconnecting the Greens Mountains: A multi-pronged approach for enabling wildlife movement

The spine of the Green Mountains is a chain of several huge forest blocks that is the backbone of the Vermont landscape. With relatively few road crossings, wildlife can move among these forests for great distances. This is important for keeping populations healthy and allowing them to adapt to climate change. Yet the Winooski river valley with Interstate 89, Route 2 and the railroad is a significant barrier separating the northern and central Green Mountains. Efforts are underway to ensure that habitat remains connected across these barriers. Join Conservation Planner Jens Hilke and VTrans Biologist Jesse Johnson to learn about the exciting wildlife connectivity projects emerging along the busiest stretch of road in Vermont. Oversized culverts,

wildlife shelves, and a state-of-the-art highway underpass are all on the menu as conservation planners find creative solutions to reconnect the Green Mountains for wildlife between Mount Mansfield and Camel's Hump.

Presenters:

Jens Hilke, Conservation Planner, VT Fish and Wildlife Department

Jesse Johnson, Biologist, Vermont Agency of Transportation

Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Thursday, October 24th, 2024 10:00am-11:00am. [Register](#)

Session 2: Tuesday, November 19, 2024 3:00pm-4:00pm. [Register](#)

VLCT Fall Planning & Zoning Forum

Thursday October 17, 2024 – 9:30am – 2:30pm

Join us virtual via Zoom or in person at Lake Morey Resort.

This year's forum consists of three distinct presentations.

- Representatives from two key state agencies will review the changes related to new housing development that affect several regulations, including Act 250, during the 2024 legislative session. They will also point out funding opportunities and support that are available from the state.
- The lead attorney for the Slate Ridge zoning enforcement case will review the history leading up to the ultimate outcome and share insights on best practices for handling zoning violations, especially if they reach state and national attention.
- Hot on the heels of VLCT's annual meeting, the VLCT advocacy team will share priorities and changes to VLCT's Municipal Policy and their outlook for the 2025 legislative session.

[Register](#)

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, October 2, 2024
Draft

Members Present: Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

Members Absent: None

Staff Present: JB Weir, Planning and Zoning Administrator

Others Present: Sam Robinson, MRVPD

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:00 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items.

No revisions were made to the agenda.

3. Public Forum.

No members of the public were present.

4. Approval of Minutes

The minutes of September 17, 2024 were amended and approved.

5. Village Master Planning

Before AnnMarie provided a recap of the September 24 Steering Committee (SC) meeting, there was some discussion of attendance by PC members at the SC meetings. JB indicated that he intends to warn all the SC meetings as PC meetings, but with a caveat that it is not intended that PC business outside of Master Planning work will be conducted; he noted that he will check with VLCT regarding appropriate language to use for these warnings. Jonathan explained that the SC meetings are recorded, and that all PC members may either attend the SC meetings or watch the videos of the meetings. Because of this available access, Jonathan explained that he felt it was not a good use of SE Group time to attend regular PC meetings to recap what has transpired at the SC; instead, he suggested that PC members either attend or watch the SC meetings, and reach out to JB or Jonathan if they felt a need to have Alex come to a PC meeting and review SE Group's progress or answer questions. Bob pointed out that the SC has been tasked as the primary group to focus on this work.

AnnMarie reported that Alex Belenz, Tucker Gordon, and landscape architect Patrick Olstad of SE Group were at the September 24 SC meeting, and that the only SC member not in attendance was Kaziah. She indicated that the goal of that meeting was to ensure that all members of the group are on the same page.

AnnMarie further reported that the project web site is available, in 'soft launch' status, and asked that PC members review the site and offer feedback. Becca noted that the flood plain is now depicted on the web site maps, and there was discussion and confirmation that the Special Flood Hazard Area is the same as the 100-year (or 1%) flood area. Emma noted at one point that she was

having difficulty zooming in on the 'past and present efforts' page; it was agreed that some work is still needed on the site to make it more user friendly, but generally the feedback provided was positive.

AnnMarie then summarized that key points made at the meeting on the 24th included that the goal should be to look at the broader context of the Town's investments in wastewater and other infrastructure, and that Irasville is not typically a flood prone area. Thus, Alex has proposed using the low, moderate, and high certainties he has outlined in evaluating the area for development potential.

AnnMarie explained that she had asked Alex to provide his main question regarding the project, and he responded by asking what the Town's relationship to Route 100 is, and whether the Slow Road should be the new Main Street, as the buildings between the two roads primarily do not face Route 100.

An historic photo of Route 100 was included in the meeting materials, which prompted a discussion of both initial development in the town being up on the common, until lumber mills along the river moved the settlement pattern to down along the river. It was then noted that the photo indicated similarities between the earlier concentration of structures along Route 100 and the potential to recreate that feel along the Slow Road, which would also serve to slow down traffic and add some depth to a new 'Main Street,' which might also incorporate a walkway for accessing the businesses and housing along the road. In general, there was positive response to this concept.

AnnMarie noted that other takeaways from the SC meeting are that mixed uses should be highlighted, and wetlands may be presented as an asset rather than a limitation. She also explained that JB has been in regular communication with Shannon Morrison to keep her apprised of the discussions taking place.

Jonathan reiterated his recommendation that PC members keep themselves informed regarding SC efforts, and to provide JB with any questions or feedback that will help to determine if Alex should attend one of the upcoming PC meetings.

6. Alice Update

CVRPC – Alice reported that the Regional Plan work is continuing, with the Land Use and Housing chapters currently in focus. She explained that the presentation planned for a November Waitsfield PC meeting, which was originally going to be on housing, will now be focused on new Act 250 regulations. This will be a follow up to municipalities following a presentation to the Regional Plan committee; this information provides a background for upcoming land use and housing work. She also noted that a conflict between Home Act and Act 250 language regarding development in floodplains has been discovered, and that the legislature will be working on making appropriate adjustments. Alice pointed to other information included in her memo regarding various housing issues and that committees are beginning to understand the need to integrate work across the various topics being addressed. An example is that housing considerations must also take into account flood mitigation needs, and determining how to resolve issues such as outlining where rebuilding should not be an option.

Climate Action Plan – Alice noted that the Public Health task group is also having a consulting role in housing, addressing matters such as the quality of prefabs and other sustainable housing issues such

as energy efficiency and air circulation. The group is also focusing on temperature extremes, disease - both contagious and vector-borne, and mental health.

LHMP – Vermont Emergency Management had provided some feedback regarding revisions needed to the Plan, although Alice noted that in general they were impressed with the work completed, particularly noting that there are now efforts underway to implement the plan through floodplain restoration projects. Alice and Keith Cubbon will be making the needed adjustments to the Plan. In response to an inquiry from Becca, Alice explained that insurance issues have not been discussed, but are an important related topic for future consideration.

Alice explained that she consulted with Ned Swanberg regarding the accuracy of the VWSI wetland layer, noting that lidar is helping to improve the mapping and that ‘boots on the ground’ work such as the studies completed by Arrowwood provides the most accurate depiction.

Alice also reported that the Meadow Road bridge has been lowered to ‘poor’ status, and its condition will need to be addressed.

7. Wastewater Planning Project Update

JB had provided PC members with the report that Joshua Schwartz had written for the Selectboard, which outlines the majority of current updates for the project.

He explained that all the wastewater systems which currently feed into the Mad River Green field are included in the allocation numbers, but noted that it is not yet clear if those properties will be charged an initial connection fee.

JB also noted that the technical team is meeting, and in response to a question from Alice, explained that the pump station which is currently shown as being close to the river will be reevaluated. He confirmed that the FEH overlay does allow for septic uses being located in that area, with State approval, and that the pump station would be built to meet flood standards. However, other solutions are being investigated.

JB also explained that potential funding sources continue to be explored.

Bob noted that the test pit at the leach field has been established, and that the testing work is progressing. He also noted that with the new Engineering Services Agreement in place, DuBois & King are again in high gear, working to have field work completed to the extent possible before winter weather sets in.

8. Other Business

Jonathan provided some updates from the MRVPD; he pointed out that the PD has helped originate some \$8M in grants for the three towns, including a significant portion for Waitsfield projects, since 2009. He also reported that the PD is stepping back from its role in the Mad Bus service, which is undergoing some transition. Jonathan indicated that there will be some degree of service this coming winter, but it is not clear what the funding structure will be. He pointed out that transit is part of the Master Planning work as well.

He also spoke of plans for a flashing crossing light near the school; JB noted that this matter is being addressed by the Selectboard.

It was agreed that no PC meeting will be held on Election Day, and it will be decided on October 15 whether a second November meeting will be necessary.

9. Adjournment

The meeting adjourned at 8:48 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

From: [Alex Belenz](#)
To: annmarie@madriver.com; "[Macrae L. Rood](#)"; "[Beth Cook](#)"; "[Alice Peal](#)"; "[Sean Lawson](#)"; "[Luke Foley](#)"; "[Ira Shadis](#)"; "[Sam Robinson](#)"; bshupe@madriver.com; "[Kaziah Haviland](#)"; pza@gmavt.net; [Joshua Schwartz - MRVPD](#)
Cc: [Jonathan Ursprung](#)
Subject: Irasville VMPSC Meeting (10/15) - Review Materials
Date: Wednesday, October 9, 2024 1:33:41 PM
Attachments: [image001.png](#)
[Draft Design Objectives.pdf](#)

Hello Steering Committee members,

Looking forward to our next meeting on Tuesday 10/15 at 10:30 AM. We will be sending along a formal agenda with Zoom link and an updated calendar hold.

The focus of the meeting will be to 1) reflect on existing conditions findings, 2) discuss the start of our design process, and 3) discuss plans for upcoming community engagement.

Prior to the meeting, please spend some time reviewing the following materials (ideally in the order presented below):

1. Project Website & Memos:

<https://storymaps.arcgis.com/collections/af47fec1e3646a8ada69138fab98b18>. The project website is organized as a collection of three StoryMaps – Natural Context, Built Environment, and Past Plans/Studies. Each StoryMap has maps, graphics, and narrative describing existing conditions, as well as a memo or data sheet with additional detail. Please review the web materials and memos (it should go pretty quick!).

- 2. Draft Design Objectives (attached).** Development of draft design objectives is our first baby step into the actual planning and design phase of this process. Identifying these objectives is a helpful starting point for us to establish clarity about our design process before we pull out the trace paper. We will spend time at our 10/15 meeting discussing and refining these objectives.

Please be in touch with any questions in the meantime!

Alex

Alex Belenz (he/him)
Associate Community & Recreation Planner

From: [Joshua Schwartz](#)
To: [Alex Belenz](#)
Cc: [AnnMarie Harmon](#); [Macrae L. Rood](#); [Beth Cook](#); [Alice Peal](#); [Sean Lawson](#); [Luke Foley](#); [Ira Shadis](#); [Sam Robinson](#); [Brian Shupe](#); [Kaziah Haviland](#); [pza@gmavt.net](#); [Jonathan Ursprung](#)
Subject: Re: Irasville VMPSC Meeting (10/15) - Review Materials
Date: Wednesday, October 9, 2024 6:34:48 PM
Attachments: [PastedGraphic-1.png](#)
[Untitled attachment 00462.htm](#)
[Irasville Natural Context Data Sheet JDS.pdf](#)
[Untitled attachment 00465.htm](#)
[Wu Ledges North 10.5.19.jpeg](#)
[Untitled attachment 00468.htm](#)
[Project limits 9-06-24.zip](#)
[Untitled attachment 00471.htm](#)
[Irasville Plans and Studies Summary JDS.pdf](#)
[Untitled attachment 00474.htm](#)

This is great work, Alex and company! I reviewed the project website and memos and have the following comments and suggestions.

- Irasville's Natural Context
 - *Irasville Natural Context Data Sheet*
 - I've attached a version with some edits in the Topography section. It's minor stuff, but I want to ensure we caught proper names, a couple of grammar items, etc.
 - *Irasville as seen from Wu Ledge* photo
 - I took this photo and uploaded it to Trail Finder. I've attached a high-resolution .jpeg of the original (I also uploaded the full size to the [Village Master Planning > Photos GDoc folder](#)).
 - *Wetlands*
 - *This trend has continued in recent years - nearly an acre of wetlands have been impacted Irasville since 1992 in addition to multiple acres of wetland buffer habitat.*
 - I recommend rewriting for clarity.
 - Suggestion:
 - This trend has continued in recent years - wetlands in Irasville have been impacted at nearly an acre per year since 1992, in addition to multiple acres of wetland buffer habitat.
- Irasville's Built Environment
 - *Built Environment Data Sheet*
 - *Road Infrastructure*
 - *Transportation Infrastructure & Services*
 - *State-owned Roads*
 - *VTrans, Central Vermont Regional Planning Commission, and the Town of Waitsfield are in the process of studying options for improving the intersection of Routes 100 and 17.*
 - MRVPD is also part of this effort. Please add.
 - *Town-owned Roads*
 - *All other roads are privately owned and maintained.*
 - Private roads play a significant role in Irasville. I think it would be useful to have a specific bullet highlighting their prevalence instead of an add-on

to the “Town-owned” section.

- Fiddlers Green, Butcher House Dr., Mad River Green, Mad River Canoe Rd, etc.

- *Pedestrian Infrastructure*

- *Currently, there are two crosswalks across Route 100 – one at Village Square and one at Carroll Rd.*
 - Actually, there are three crosswalks and a trail crossing over Vermont Route 100 in Irasville.
 - There is a relatively new crosswalk at Irasville Common at the intersection with the northern entrance to Mad River Green. A photo of the crossing is included in the header for the “Irasville’s Built Environment” section.
 - There’s also a relatively new “trail crossing” connecting the MRV Recreation Hub with the Mad River Path segment at Mad River Valley Real Estate.

- *Bicycle Infrastructure*

- *Bicyclists may use sections of the Heart of the Valley Trail but are not permitted on sidewalks.*
 - I don’t believe this is an accurate statement. There is no Vermont law against sidewalk cycling, but larger communities, like Burlington and Montpelier, have prohibited cycling on sidewalks in their downtown cores. Waitsfield has no such prohibition.
- *There are striped bicycle lanes along Vermont Route 100 in Irasville;*
 - Through the entirety of Vermont Route 100 in Irasville or just sections? I don’t know the answer to this question.

- *Water & Wastewater Infrastructure*

- *Wastewater Infrastructure*

- *All properties in Irasville currently utilize on-site septic systems.*
 - Current septic systems are on-site and shared.
 - Suggestion:
 - All properties in Irasville currently utilize individual and shared soil-based wastewater disposal systems.

- *Stormwater*

- *In Irasville, stormwater infrastructure consists of storm drain inlets, underground pipes, areas of overland flow (paved or natural surface areas that have been landscaped to drain water in a particular pattern), and swales (natural surface areas where stormwater disperse and infiltrate into the ground).*
 - Irasville also includes some rain gardens and recently built bioretention areas. One in particular, in the middle of the Village Green Shopping Center parking lot, is connected to a stormwater drain. I don’t know if you consider them part of the “Swale” infrastructure included in the map or something

different. As far as I'm aware, bioswales and rain gardens are types of bioretention areas. I think including them in the description and interactive map makes sense.

- Here's a stab at a slight re-write for accuracy and inclusion:
 - In Irasville, stormwater infrastructure includes storm drain inlets, underground pipes, areas of overland flow (paved or natural surface areas that have been landscaped to drain water in a particular pattern), and bioretention basins (swales or rain gardens with natural surface areas that allow stormwater to disperse and infiltrate into the ground).

- *Transportation Infrastructure*

- Interactive Map
 - Crosswalk
 - layer isn't showing
 - Ensure all four crossings are included on the map
 - Recreation Trails
 - The existing alignment of Fiddlers Walk isn't displaying. Today, Sam Robinson in my office emailed over an updated GPX file.
 - It would be useful to have a layer that denotes the extent of the official bicycle lane along VT100.

- *Utilities*

- *Irasville is also served by the Waitsfield Community System, which serves a total of 64 properties in Irasville and Waitsfield Village.*
 - I believe this is referencing the town's water system. It appears that Water was left out of the name.
- *Irasville currently lacks a centralized wastewater system, with all properties using on-site septic systems. The Town of Waitsfield is moving forward with a project to create a wastewater system.*
 - Per the comment above on the Built Environment Data Sheet, I suggest mentioning the shared systems.
 - I appreciate the hyperlink to the town's Community Wastewater Project webpage.
 - I recommend additional detail about the town's effort to create a wastewater system. Suggestion:
 - The Town of Waitsfield is progressing with a project to create a municipal wastewater collection, treatment, and disposal system.
 - Does it make sense to include the Waitsfield Community Wastewater Project's preliminary collection and conveyance lines, as well as the service area boundary? While it is preliminary (the project is currently in Final Design, to be completed in the summer of 2025), I think it would be a useful consideration. Project limits and service area shape files are attached.
- Map
 - As recommended above, consider adding the Waitsfield Community Wastewater Project's proposed collection and service area boundary.
 - I think including existing Community Water System lines could also be useful.

Impervious Surfaces

- Map
 - Add impervious surface classification (black, dark grey, and red) to the key.
- Building on Past & Present Planning Efforts
 - *Recent & Ongoing Planning Progress*
 - *NDA Designation*
 - *In 2023, the Vermont Downtown Board approved a Neighborhood Development Area designation for the Irasville area. This state designation unlocks tax incentives and streamlines state permitting for future developments.*
 - This was approved on 3/25/24.
 - In the list of designation benefits, I think it's useful to mention priority state funding. I know it isn't listed on NDA's website, but that's been the initial benefit of the Irasville NDA.
 - Suggestion:
 - In 2024, the Vermont Downtown Board approved a Neighborhood Development Area designation for the Irasville area. This state designation unlocks tax incentives, prioritizes state funding, and streamlines state permitting for future developments.
 - *Community Wastewater Project*
 - *In addition to environmental benefits, this new system will add septic capacity to support the creation of new homes and businesses in Irasville. Work continues to advance this project towards implementation.*
 - I recommend using the word "wastewater" instead of "septic" when referencing future capacity.
 - Suggestion:
 - In addition to environmental benefits, this new system will add wastewater capacity to support the creation of home and business expansion in Irasville.
 - *Route 100 Active Transp. Corridor*
 - *Mad River Path is currently working with local partners on a engineering scoping study of proposed path alignments, with the long-term goal of creating a safe pedestrian and bicycle corridor paralleling Route 100 between Warren and Moretown and passing through Irasville.*
 - The project looks to connect Irasville, not pass through it.
 - Suggestion:
 - Mad River Path is currently working with local partners on an engineering scoping study of proposed path alignments. The long-term goal is to create a safe pedestrian and bicycle corridor paralleling Route 100 between Warren and Moretown and connecting to Irasville.
 - *Summary of Plans & Studies*
 - I've attached a version with some edits and suggestions, including a handful of reports and studies for inclusion.
- Overall

I recommend including info on the mechanics of this project. The only detail I've seen in the StoryMap is the Town of Waitsfield's leading the public process. I recommend a description that includes the following:

- Funding
- Advisory Committee
- Consultant
- Timeline

Thanks again for the opportunity to review this tremendous effort. Keep up the great work!

Sincerely,
Josh

IRASVILLE VILLAGE MASTER PLAN – DESIGN OBJECTIVES (10/9/24)

These design objectives are intended to guide the conceptual design process for the Irasville Village Master Plan. These objectives reflect the project team's understanding of existing conditions in the project area, including current land uses, development patterns, infrastructure, and natural constraints, as well as key takeaways and lessons learned from prior and current plans, reports, and studies that address community development in Irasville. *This is not intended to be an exhaustive list of all planning and design considerations for Irasville; rather, it is a set of primary objectives that will inform the design process.*

HOUSING

- Identify a design pathway for up to 70 new units of housing (representing approximately 65% of available future wastewater system capacity).
- Focus design efforts on the following types of housing identified in the 2020 *Mad River Valley Housing Demand & Market Analysis*:
 - Mixed-income rentals aimed at younger households, including below-market-rate rentals supported by tax credits and/or other subsidies.
 - Rental housing aimed at low to low-moderate income seniors supported by tax credits and/or other subsidies.
 - Homeownership opportunities aimed at first-time homeowners, particularly younger and middle-aged households.

COMMERCIAL DEVELOPMENT

- Identify opportunities for new mixed-use development with local-serving, customer-facing commercial uses.
- Evaluate concepts for redevelopment of shopping plazas.
- Explore options for creating new overnight accommodations in Irasville.
- Preserve and sustain key commercial services in Irasville (e.g., grocery store) and explore pathways for needed services (e.g., pharmacy).
- Identify a scale of new commercial development that can be accommodated within remaining available future wastewater system capacity.

TRANSPORTATION

- Establish a targeted "Main Street" area for Irasville as the future hub for community development.
- Evaluate potential for new roadway connections to support the development of new village blocks.
- Identify a seamless, safe, and convenient pedestrian and bicycle network.
- Limit the creation of new surface parking areas to the extent possible, including evaluating opportunities to consolidate or share parking facilities.
- Identify traffic calming and village gateway strategies for Vermont Route 100.

RECREATION

- Identify opportunities for new or expanded community recreation facilities and trail connections.

NATURAL RESOURCES

- Balance preservation of critical wetland functions with thoughtful impacts to lower-functioning wetlands if impacts will result in significant community benefit. Identify opportunities for small-scale wetlands enhancement within Irasville to offset impacts.
- Consider stormwater management and mitigation needs for new development concepts. Limit new impervious surfaces to a feasible extent.

OVERALL BUILT PATTERN / COMMUNITY DEVELOPMENT OBJECTIVES

- Promote compact, village-style settlement patterns through an infill development strategy.
- Keep proposed new developments within projected future wastewater system capacity.
- Explore a mix of building heights with a minimum of 2 stories.

DRAFT

2024 Waitsfield Planning Commission Work Plan			
	Tasks	Project	Timeline
		VILLAGE MASTER PLANNING	
1	Irasville Master Planning	This project will incorporate the updated wetland maps and include a review of the history of planning in Irasville. Segue from the By-Laws Modernization Grant work and Wastewater project.	Begins May 8
		Zoning and By-Laws	
1	GPOD	Groundwater Protection Overlay District to be adopted to protect certain land radii around the Town aquifer off Reed Road. This is being done at the behest of the Water Commission. The PZA has drafted the ordinance for the overlay and it is currently under review by the Town attorneys.	Summer 2024 - in process
2	Cannabis Land Use	Land use regulation related to Act 164 (Cannabis Tax & Regulation). Cannabis cultivation, testing, warehousing, and distribution which are NOT opt-in and are also not regulated by the state as agriculture. Become familiar with the Cannabis Control Board regulations and how they affect towns.	<i>PZA recommends holding off</i>
3	Limited Business District	Reviewing standards and purpose. Numerous people have approached the PZA with regard to developing housing in this area. As it stands, residential development is deterred in this area. However, given the proximity to the Town's future disposal field, future phasing of the wastewater system could allow for	
4	Additional Zoning Bylaws Amendments	These should be guided by the most recent legislative updates as well as topics that have come up over the past few months that staff has been tracking (temporary ADUs, updates to the sign standards, definition of story, etc.). Short term rentals should be a part of this discussion. Tasks in Chapter 4 of Town Plan - Housing	
		Town Plan	
1	Establish Framework for next Plan update	What must be updated for next iteration? What should be updated? Do we hire a planning consultant?	
2	Childcare	Satisfy statutory requirements with regard to support of childcare	
3	Energy Plan	Satisfy requirements of updated Energy Plan standards	