

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, March 18, 2025

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

Members Absent:

Staff Present: JB Weir, Planning and Zoning Administrator

Others Present: Brian Voigt (CVRPC)

II. Regular Business

1. Call to Order

The meeting was called to order at 7:05 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 changes were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of February 18, 2025 were amended and approved.

5. CVRPC Update

Brian Voigt provided information regarding several topics:

- He covered several aspects of the Floodplain Restoration Project which is underway, which is performing scoping studies for up to six reconnection projects along the Mad River; the timeline and deliverables were outlined.
- A wastewater workshop covering residential septic options is scheduled for March 27 at Yestermorrow; this is a presentation by Department of Environmental Conservation (DEC) staff.
- Future land use mapping – Brian outlined that the RPC has been tasked with creating this map for the region, in conjunction with the new three-tier parameters set forth for Act 250 review requirements; he is working on a draft map which will be available for review and comment by the region's towns.
- Tactical Basin Workplan ideas for FY26 – potential program areas were listed, and ideas are being solicited for other ideas to put in place which will address priority strategies.
- Other topics mentioned included the recent Wetlands Mapping and Reclassification presentation (recording available), other wetlands resources available, the upcoming Forest Road Inventories and Town Forest Management presentation, several DEC learning opportunities, and a series of Climate Action Plan updates taking place around the state

6. Village Master Planning

AnnMarie provided an update on the transition of the Big Pic to new owners.

AnnMarie shared that she attended a recent Smart Growth conference, and has some educational literature available from that event to make available for the presentation tomorrow night. She indicated that the conference was a good opportunity to learn what is happening around the state regarding downtown development.

AnnMarie then outlined the plans for the next evening's presentation/public input event, noting that three tiers of plans are ready for review: one with no wetland incursions, one with small incursions into less significant wetlands, and a third with more wetland impacts but also some wetland restoration/enhancement to balance the development. Alice pointed out that the new wetlands mapping efforts will be including areas of hydric soils as potential wetlands.

AnnMarie noted that drawings of the plans being discussed will be available, with renderings provided from different views (i.e., bird's eye, pedestrian). The event is meant to elicit feedback from the community, and AnnMarie indicated that feedback from the rest of the PC is also needed, particularly regarding the traffic flow and parking plans that are being incorporated.

The information gathered will be used as SE Group and the Steering Committee work on a final design, which is one of the deliverables due in November. AnnMarie suggested that grant opportunities be sought for funding the next stage of this planning, potentially for a wetlands study.

7. Wastewater Planning Project Update

JB provided a funding update, noting that some pre-applications have been submitted and accepted; this will be followed by full applications to those programs. He also discussed some pump station logistics.

8. Other Business

JB noted that he will provide a more detailed report at an upcoming meeting, but that his recent trip to Saint Albans resulted in receiving a lot of good feedback regarding downtown development and related financing strategies.

9. Adjournment

The meeting adjourned at 8:55 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary