

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, May 6, 2025

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

Members Absent: Alice Peal

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 changes were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of April 29, 2025 were approved.

5. MRVPD Presentation

Sam Robinson presented an overview of MRVPD's Annual Data Report, noting that the full report and further information is on the PD's website and included in the Community Dashboard which is available on the site. Sam said that the Mad River Valley Vision Statement created in 2015 is important to keep in mind when looking at the data. He explained that the report provides information related to the community, the environment, and the economy of the three towns; and then explained some more specific data regarding population, public assistance, home sales of both primary and secondary residences, area short-term rentals, trail use, and parcel size changes. Sam answered several questions raised by PC members, and confirmed that his presentation slides would be available for further review. There was admission about what may not be included in the MRV populated data and that perhaps this is an opportunity for the Planning District to pursue.

6. Irasville Master Plan

AnnMarie reviewed the Planning Framework document recently drafted by SE Group. She noted that core actions had been outlined, which may be undertaken before solidification of the Master Plan, covering three categories: Wastewater, Wetlands, and Slow Road Development. Also agreed to by the Steering Committee was an order of prioritization of categories to be addressed: housing development, followed by commercial development, and finally community facilities.

AnnMarie then reviewed the catalyst actions included in the report, as they cover the most important aspect of each feature to be addressed:

- Wastewater System

- Clarification of construction details continues
 - Construction to be tied in with other development, such as sidewalks, when possible
- Food Hub decentralized system currently occupies upper 1/3 of green space along Slow Road
 - Possible to connect this to the wastewater system and make that space available for development, but this matter needs further discussion
- Potential for seventy new housing units, but some may be located outside of Irasville
 - Wastewater system extends up to the elementary school property
- Wetlands
 - Core team will be meeting with Shannon Morrison
 - Follow up studies to be undertaken
 - Potentially funded by a further MPG award
- Establish Slow Road as Main Street
 - “First Block” project is something that PC may work on
 - Public/private partnership approach recommended by SE Group
 - Consideration of mechanisms/strategies to ensure new housing doesn’t become STRs

Next steps for the project include SE Group’s development of a survey to be conducted in early summer, and continuing work on developing a wetland overlay.

7. CVRPC Update

Jonathan highlighted that CVRPC is holding a roundtable discussion regarding housing development on May 21, 2025.

8. Wastewater Planning Project Update

JB indicated that current information was available in the meeting’s Staff Report, and noted that he is working closely with USDA Rural Development to ensure that all possible funding opportunities are addressed.

9. Other Business

MRVPD – Jonathan reported that CVRPC had provided a presentation on upcoming Land Use changes, and that the PC will be considering Act 250 Tier partitioning choices for Waitsfield. Jonathan noted that he is now the Vice-Chair of the MRVPD Executive Committee, while Warren’s Dan Reddock is the new Chair.

10. Adjournment

The meeting adjourned at 8:53 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary