

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, June 3, 2025**

**Members Present:** Beth Cook, Bob Cook, Emma Hanson, AnnMarie Harmon, Jonathan Ursprung  
**Members Absent:** Becca Newhall, Alice Peal  
**Staff Present:** JB Weir, Planning and Zoning Administrator  
**Others Present:** None

**II. Regular Business**

**1. Call to Order**

The meeting was called to order at 7:07 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**

It was agreed that several items would be skipped or postponed.

**3. Public Forum**

Nobody requested an opportunity to comment.

**4. Approval of Minutes**

The Minutes of May 20, 2025 were amended and approved.

**5. Irasville Master Plan**

AnnMarie summarized a recent meeting of the Steering Committee (SC), taking place as a follow up to the meeting held with Shannon Morrison, where it was discussed that the group would like ANR to be more prescriptive regarding what types of projects they are looking to see implemented. Sean Lawson had noted that he sees discrepancies between the ACCD's work towards allowing for more housing in the region and ANR's restrictions. A letter was drafted by the SC and sent to Shannon, asking for the more concrete guidance needed by the SC in order to move forward; no response had yet been received.

It was also outlined that JB will be contacting Mark D'Angelo, a wetland engineer who has done work with Sean, as well as Jeff Brauer, the person who is now in charge of the Skatium. He will be reaching out to Jeff regarding slowing the water flow from the Skatium area, and to further discuss the potential for giving up the current access to the Skatium and using a new approach from the Food Hub. JB noted that currently this is not favored by the Skatium, but that it would be considered if deemed to be absolutely necessary in order to move forward with Irasville planning.

AnnMarie also noted that Ira Shadis (Friends of the Mad River) had spoken of a regional wetland study taking place, and the need to consider upstream development. JB confirmed that no wetlands permitting is needed for the Wastewater Project construction.

The SC will next be outlining the work to take place moving forward, and drafting a report to include plans for land use, pedestrian access, and so forth. The next SC meeting will be held on July 1.

**6. CVRPC Update**

This item was removed from the agenda, as Alice was not present.

#### **7. Vermont Local-Level Outdoor Recreation Economic Impact Project**

It was agreed that participation in this Project, for which details were included in the meeting packet, would be useful for continued planning of the Route 100 Multi-Use Path and other projects. It was discussed that the first meeting would likely provide more information to help determine what role the PC will take on in the project, but that it is likely a good fit for the group. Formal action will be taken at the next PC meeting, following feedback being provided by JB and York Haverkamp from their attendance at a preliminary meeting.

#### **8. Wastewater Planning Project Update**

This item was removed from the agenda, as there was nothing to report other than what was included in the meeting packet.

#### **9. 2025 PC Work Plan**

This item was postponed until a larger number of PC members is present at a meeting.

#### **10. Other Business**

It was agreed to meet next on June 24, 2025.

#### **9. Adjournment**

The meeting adjourned at 7:53 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary