



WAITSFIELD PLANNING COMMISSION AGENDA

August 5, 2025 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

York Haverkamp

Town Clerk

Jennifer Peterson

Town Treasurer

Steve Lewis

Waitsfield Town Office

4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.us

1. CALL TO ORDER / ROLL CALL
2. REVISIONS TO AGENDA, IF ANY (5 +/- min)
3. PUBLIC FORUM (10 +/- min)
4. MRV REC DISTRICT – CONSERVATION & COMMUNITY VISIONING (40 +/- min)
5. APPROVAL OF MINUTES –JULY 15 (10 +/- min)
6. VILLAGE MASTER PLAN UPDATE (20 +/-min) AnnMarie/JB
7. CVRPC UPDATE (15 +/- min) Alice
8. WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob
9. OTHER BUSINESS (10+/-min)
10. ADJOURNMENT

Waitsfield Planning and Zoning Administrators Report
Planning Commission August 5, 2025 meeting

4. MRV Recreation District – Conservation and Recreation Visioning

Laura Arnesen of the Mad River Valley Recreation District will be present to update the Board on the work of the Conservation and Community Visioning (CRV) stemming from the Vermont Outdoor Recreation Economic Collaboration (VOREC). The CRV webpage can be found [here](#). The PZA has included in the packet the CRV *Shared Vision, Values, & Guiding Principles Statement* and the *Recreational Trail Development Guide*.

6. Village Master Plan

At last meeting, the PC discussed next steps after receiving Shannon Morrison's response to our concerns with her position on Irasville wetlands and request for a productive path forward. AnnMarie summarized that discussion for SE Group via email. The core team will meet on Friday August 1 at 9:30am to discuss the PC's suggestions and plan how best to proceed. Tucker Gordon of SE Group has reached out to Mike Adams of the Army Corps of Engineers to discuss our project and impacts to wetlands. A meeting is pending scheduling.

The next meeting of the VMPSOC is set for August 19th from 10:30am – 12:00 noon. It will be recorded for commissioners to view afterward.

The project website is up to date and can be found [here](#).

7. CVRPC Update

Alice will likely have updates on her regional work with CVRPC.

Niki Sabado from the Central Vermont Planning Commission has again reached out to set up a Future Land Use Map visit at our Selectboard and/or Planning Commission meeting (ideally both in attendance), and with any other members who are interested in attending. Niki would like for the PC to reach out with availability. CVRPC anticipates meeting with all 23 central Vermont towns by November 2025. The next meeting dates are August 19, September 2 and September 16.

8. Wastewater Project Update

The project team continues to meet with engineer Jon Ashley as the Design plans move to 90% completion. The 90% design plans are due to be complete by January 31, 2026. The 60% design plan set can be found [here](#).

The team is still awaiting word from USDA RD on a funding package to complete one portion of the project, likely a Phase 1 which would connect users from Fiddlers Green to Upper Irasville. The project team is putting together numbers as to what that might look like. At a meeting on July 2 with USDA staff, the project team was told emphatically that a funding package will be offered within a few weeks, and it will be a “take it or leave it” offer. No other offers are anticipated.

The project team did have a funding meeting with Lynnette Claudon of Clean Water State Revolving Fund (CWSRF), Kristie Farnham of Northern Borders Regional Commission (NBRC) and Eli Toohey of the Central Vermont Planning Commission. The team was given express direction on how to capture monies in the next round of NBRC funding this fall. The team was urged to apply for \$500,000 for specific equipment or \$1 million for configuration components along with equipment. Ms. Farham was very supportive and urged the Town to reapply this fall. No other project in Washington received funding, and the Town is in great shape going forward.

The PZA has completed drafting of easements for both individual connection as well as pump stations.

9. Other Business

The PZA has updated the PC work plan and it is included in the packet.

Upcoming trainings/webinars:

None at this time.

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, July 15, 2025
Draft

Members Present: Bob Cook, Emma Hanson, AnnMarie Harmon, Jonathan Ursprung
Members Absent: Beth Cook, 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 7:16 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 adjustments were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of June 24, 2025 were approved.

5. Village Master Plan Update

It was outlined that a response had been received from Shannon Morrison, and discussed with Alex of SE Group by the core team at a July 8 meeting. JB had provided a summary of this information in the meeting packet. He provided some updates, noting that Alex and Tucker of SE Group are working to connect with the Army Corps of Engineers contact included in Shannon's correspondence.

There was some discussion of drafting a letter to the area's State Representatives, focused on identifying the conflict between the Administration's push for housing development and Shannon's seeming lack of cooperation with the Town's attempts to provide some housing while creating some minor impacts to low functioning wetlands and willingness to provide mitigation in some manner. It was agreed that this letter will also be sent to DEC's Commissioner Batchelder and ANR Secretary Julie Moore.

AnnMarie pointed out that the question asked of Shannon by the Steering Committee regarding the connection between the low functioning wetlands and the Mad River floodplain was not fully addressed, and that no examples of these connections were provided. Shannon had instead indicated that the burden of proof that connections do or don't exist is on the applicant. The group agreed that it needs to be understood if the Master Planning work – particularly the anticipated second phase – can provide a deliverable that applicants for future development may use when proposing potential encroachment into the buffer area of the low functioning wetlands. This question will also be posed to Commissioner Batchelder and Secretary Moore after being further discussed and clarified by the Steering Committee.

6. Vermont Local Level Outdoor Recreation Economic Impact Project

JB reported on the recent kick-off meeting, and highlighted some of the information he had included in the meeting packet. He noted that the toolkit provided through the project will likely be quite generic, but that the data gathered will be useful to the Town and so participation will be beneficial. He confirmed that he will look into connecting with Fayston and Warren organizations as well, as the work to completed the information gathering is to be completed by the end of August.

7. CVRPC Update

Alice had provided a written update via email, from which Jonathan highlighted the following:

- STR Ordinance information was provided from other towns – most are focused on safety and fire code needs. Jonathan noted that he received confirmation from the Selectboard that this topic is on their Work Plan; he will reach out and ask if they would like the PC to take the lead on this.
- There are two years left to complete the recent Town Plan update, which was approved for four rather than eight years due to the need to further address day care support and growth. JB will look into what is required for this update.
- The Mad Bus is being taken on by Tri Valley Transit. Long term it would be beneficial to have expanded routes for commuters to/from the MRV.
- The Regional Plan is getting close to publishing growth target numbers for individual towns.
- Alice has met again with the Tier 3 Committee chairperson. JB noted that he will set up a time for a presentation of Future Land Use Mapping/Act 250 Tier information at an upcoming meeting.

8. Wastewater Planning Project Update

JB reported that Jon Ashley had presented to the Selectboard, who had accepted the one bid provided for treatment equipment. He also noted that the USDA will be providing a funding package soon, consisting of a combination of grants and loans. He confirmed that if the project initially covers Phase One, the area covered will include upper Irasville, to the northern end of the Slow Road.

9. 2025 PC Work Plan

JB indicated that he would add the update of the Town Plan to the PC Work Plan.

Other points regarding the plan were noted, including:

- Master Planning will continue, with Phase Two as well
- Water Source Overlay has been adopted by the Selectboard, so it is complete
- ADU parameters to be looked into; Fayston is proposing a tiered approach, which JB will look into
- Limited Business District – potential changes should be discussed
- STR discussions to remain on the Plan
- Act 250 – further understanding of the Tiers and Future Land Use Maps is needed
- JB has a running list of potential Regulations changes to be considered, nothing of which is of imminent concern; he will put together related information

10. Other Business

It was reported that:

- Trail data updates will be available soon from MRVPD
- RRFBs are to be installed at the school and Carroll Road crossings of Route 100
- Welcome signs for both entrances to Town along Route 100 have been updated

The next meeting will be held on August 5.

11. Adjournment

The meeting adjourned at 8:47 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

Mad River Valley Conservation and Recreation Visioning (CRV) Project
Shared Vision, Values and Guiding Principles for Ongoing Collaboration

Conservation and Recreation Visioning Project Goal and Objectives:

The CRV project began in summer 2022, under a Vermont Outdoor Recreation Economic Collaborative (VOREC) grant, with representatives from 15 local recreation and conservation groups coming together with the goal of sustaining and enhancing environmental integrity while embracing opportunities for outdoor recreation. To meet this goal, CRV objectives include:

- Engaging with and educating the community regarding the importance of finding a balance between maintaining ecological integrity and promoting outdoor recreation;
- Developing maps identifying ecological assets and recreational opportunities in the Valley;
- Establishing current and desired ecological and recreational conditions in the Valley;
- Aligning behind CRV shared goals, vision, values and guiding principles for ongoing dialogue and collaboration; and
- Establishing best practices for trail development and maintenance and a code of ethics for trail use.

Purpose of the Shared Vision, Values and Guiding Principles:

The *CRV Shared Vision, Values, and Guiding Principles* support continuing and future collaboration between recreation and conservation interests in the Mad River Valley (MRV), and the MRV community more broadly. It is intended to provide a relatively brief, high level, and inclusive overarching statement regarding the interplay between recreation and ecological integrity and how we hope to collaboratively approach siting, design, construction, and maintenance/stewardship of new and existing recreation projects that are in harmony with ecological integrity. It will provide an umbrella under which CRV's data layers, Ecological Sensitivity and Recreational Opportunities Areas Map, and other components will nest.

We recognize the importance of early, frequent, and transparent collaborative discussion and planning between partners. Under this approach, partners agree to engage in a proactive and adaptive process with a goal of consensus. This process will address the management of current trails, as well as the siting, development, and management of

future trails. It seeks to preserve and, where possible, enhance the ecological integrity of the MRV.

This *CRV Shared Vision, Values and Guiding Principles* statement serves multiple purposes. It offers a clear reminder of our shared responsibility to balance a love of recreation with a respect for land and wildlife. It also functions as the basis for a code of ethics and conduct. With its foundation in this statement, the code recognizes trust, respect, and collaboration as the cornerstones for building consensus.

Shared Vision:

A World In Peril

We are in the middle of the 6th global mass extinction, with biodiversity loss reaching unprecedented levels. We are already seeing local, regional, national and global impacts from climate change. As many as one-third of America's wildlife species are at increased risk of extinction. And in Vermont, over half of all the known species in the state are on the list of species of greatest conservation need. These alarming trends are a result of multiple factors, including loss of habitat (from conversion, degradation, fragmentation), impacts of roads and transportation systems, pollution and sedimentation, invasive species, and climate change. With the addition of climate disruption, the delicate balance of humans and thriving ecosystems, globally and locally, is under threat. The intertwined biodiversity and climate crises demand immediate attention and concerted efforts from local to global scales to address the root causes and ensure we are taking proactive steps to address and ameliorate related impacts.

Our Inextricable Connection to and Dependence on the Environment

Our well-being, quality of life and economy in the Mad River Valley are inextricably connected to a healthy environment and functioning ecosystems. Outdoor recreation provides important benefits for people including fitness and well-being, fun, and connection to nature, while adding value to MRV life and vitality to our economy and community. Trail groups, conservation groups, and community members are committed to working toward a future for the Valley where the watershed ecosystem thrives, sensitive ecological areas are sustained and enhanced, wildlife have access to high-quality habitat and intact travel corridors, and waters are clean; residents and visitors benefit from diverse and high quality outdoor recreational opportunities (both trail-based and off-trail); and individual trails and the trail network across the Valley as a whole are thoughtfully sited,

managed, maintained, and supported by the community.

Acting With Intention

Individuals and groups who care about the future of the MRV can all work together to find a balance that capitalizes on outdoor recreation for all its benefits while sustaining and enhancing the ecological integrity of the watershed. With all our incredible environmental and community assets, and by working together, the Mad River Valley has an historic and unique opportunity to set the standard for state-of-the-art outdoor recreation and trails, for protecting priceless natural assets, and for enhancing the health, economy, and environmental vitality of the region for the long-term future. We have the opportunity to lead, to set a model, and to build our brand.

Shared Values and Guiding Principles:

Overarching Values

1. **We value Nature.** We value the ecological integrity of the Valley and recognize that the health and self-determination of Nature has been and continues to be stressed by Human-caused changes to the environment. We recognize the intrinsic self-worth of Nature; that Nature has value unto itself apart of any value it has to people, and that to be healthy Nature needs, among other things, high quality, intact and interconnected habitat — habitat that includes large unfragmented forest blocks connected with one another by wildlife corridors, freedom from toxins and pollutants, and clean water — to express its natural abundance and diversity.
2. **We value human recreation in Nature.** We value Human health and the role outdoor recreation plays in supporting the well-being of people. Recreation trails and pathways, open and welcoming to all, contribute to our community's enjoyment, health, economy, and sense of place. People are of and by Nature and benefit from being in Nature that is thriving and self-renewing. We value the Mad River Valley as a recreation hub and destination. Visitors and guests are important to our local economy and integral to our sense of place. We recognize that outdoor recreation is growing in the Valley with increasing numbers of people coming to enjoy Nature and recreational opportunities present here, and the Valley is subject to ongoing and future pressure from development. We understand that sometimes it may seem the interests of Nature diverge from the interests of people. Our goal is to resolve these differences consensually through creative, respectful and constructive dialogue that is grounded in the best available evidence-based science and in recognition of the aspirations of Valley residents and visitors.

3. **We value collaboration.** We remain committed to finding solutions together to further the conservation of Nature and the enrichment of inclusive recreational opportunities in the Mad River Valley. Through respectful and constructive dialogue, transparency and active listening, and creative and open-minded thinking, we will work towards consensus among community partners. We commit to developing and implementing mechanisms and a model for trail siting, planning, design, construction, and management/stewardship that supports existing and anticipated future uses in an environmentally compatible way.

In furtherance of these three overarching values, we recognize the following guiding principles:

Collaboration, Trust, Science and Public Engagement

1. Our strength is grounded in the passion, diversity, knowledge, commitment, mutual respect, and leadership of MRV partners and community members focused on outdoor recreation and environmental conservation.
2. We recognize there is much more that unites us than divides us, and by working collaboratively, we can achieve better and greater outcomes than we can separately.
3. We embrace diverse and forthright collaborations, potentially difficult conversations at times, and give and take in a spirit of goodwill to advance outdoor recreation while preserving ecological integrity.
4. We recognize we will need to employ skills that build trusting relationships and overcome perceived barriers to cooperation and agreement.
5. We will strive to ground our collaborative work in the best relevant science and practices we are able to access, and to adapt our approach over time as new knowledge and ideas emerge.
6. While primarily a Mad River Valley initiative, we recognize and value the interests, perspectives, expertise, and potential synergies with neighboring communities and entities that have a broader geographic purview.
7. We believe in active and inclusive community engagement in crafting solutions to ensure land management decisions reflect a consensus and can be effectively implemented.

Diversity, Equity, Access and Inclusion in the Outdoors

1. We know that some have been historically excluded or have been made to feel unwelcome and unsafe in the outdoors. We believe that everyone should have equal, safe opportunities to access the outdoors, and that to reach that goal we

must recognize and remove existing and historical barriers to make everyone feel welcome and included in the outdoors.

2. We understand that equity requires providing opportunities for everyone to access and enjoy the outdoors, including the resources and support needed for recreational activities.
3. This effort thrives through building strong, lasting connections and fostering a shared sense of purpose. We will work to ensure new voices are invited to join us in building and refining our vision, values, and guiding principles, and in furthering the work that flows from this initiative.

The work, agreements, and outcomes of CRV are collaborative, voluntary, and ongoing. While these efforts are not binding, we will endeavor, to the best of our abilities, to implement this Shared Vision by adhering to the collective Values and Guiding Principles we all embrace. And we will seek to bring others from the Valley community and beyond into the circle of people and organizations that embrace them. The following people were part of this effort and have signed off on this document:

Duxbury Representative/Duxbury Land Trust	Alan Quackenbush
Fayston Conservation Commission	Brian Litmans
Friends of the Mad River	Ira Shadis
Mad Dog Trout Unlimited	Clark Amadon
Mad River Path	Misha Golfman
Mad River Riders	Bob Kogut
Mad River Ridge Runners	Eric Baruzzi
Moretown Rec Committee & Stark Mountain Foundation & MRV Bear Initiative	Chris Stephenson
MRV Backcountry Coalition	Mark Haberle
MRV Chamber of Commerce	Open
MRV Planning District	Sam Robinson
MRV Recreation District	Laura Arnesen
Sugarbush Resort	Joey Carey
Waitsfield Conservation Commission	Phil Huffman
Warren Conservation Commission	Jim Edgcomb; George Schenk

MAD RIVER VALLEY CONSERVATION AND RECREATION VISIONING PROJECT RECREATIONAL TRAIL DEVELOPMENT PROCESS GUIDE

Final Version, accepted 3/27/25 by the CRV Steering Committee

CONTEXT AND PURPOSE: This document offers voluntary guidelines and best practices to assist individuals and groups (e.g., trail organizations, private landowners, public land managers) involved in the siting, planning, and construction of sustainable and ecologically sound recreational trails in the Mad River Valley (MRV). It is primarily intended for use when considering development of trails on private parcels, but also may be useful for siting trails on Federal, State, and Town lands.

This guide is part of the larger body of work of the MRV Conservation and Recreation Visioning (CRV) Project, an effort among leading conservation, recreation, and community entities in the Valley since 2022 to foster diverse, robust outdoor recreation opportunities while maintaining and enhancing ecological integrity. For more information on CRV or this document, contact madrivercrv@gmail.com.

GUIDELINES AND BEST PRACTICES:

1. The CRV Project Steering Committee believes that careful consideration should be given when planning new recreational trails and upgrading, re-routing, or contemplating changes in use of existing trails within the Mad River Valley to minimize ecological impact while enhancing outdoor recreational experiences for all user groups. Trail organizations, landowners, and public land managers are encouraged to consider the following:
 - A. CRV's [Shared Vision, Values, and Guiding Principles](#)
 - B. Need/Priority - for instance: What is the trail's intended purpose? Why is it needed? Are there other trails within the area that could be converted to meet the need? How many user groups will benefit? Will it provide multi-seasonal use? Is it critical for improving connectivity with other nearby trails? Would it provide accessible opportunities for diverse users? Will it enhance the MRV economy?
 - C. Ecological Impact - for instance: Are there any known/mapped sensitive or key ecological features in the proposed area (identified on the CRV mapping tool or from an on-site assessment)? What is the area's current trail density? Can the proposed area support best trail siting practices? Are there other potential areas that could meet the need with less ecological impact? Would seasonal restrictions help reduce ecological impact?
 - D. In addition to the impacts of the trail(s) itself, ecological impacts should be considered for associated features/infrastructure such as bridges, culverts, parking areas/facilities, camping/lean-to's/cabins, ski lifts, sports fields, parks, etc. – i.e., the total recreational impact. Furthermore, the cumulative ecological impacts of existing trails in the area and the new trail(s) should be thoughtfully addressed.
2. If a Sponsoring Trail Organization (STO) believes the development of a new trail or trails is desirable, the STO is encouraged to utilize the following processes.

A. Initial Planning

1. The STO contacts all CRV trail organizations to determine if they have a similar trail need in the proposed area. If so, is it feasible/desired to provide a multi-use, multi-season trail? Would multiple user groups on one trail minimize impact? Would multi-use / multi-season assist or hinder the STO in obtaining landowner permission?
2. Determine type and size of trail to be constructed. Is access by emergency response vehicles needed which may increase trail/bridge width? Will the trail be built by hand or machine? Can best practices for trail building and maintenance be followed?
3. Research State and local regulations to verify trail development is authorized in the proposed area and what, if any, restrictions exist. Engage with the following groups as applicable:
 - a. Conservation Commissions: Fayston, Waitsfield, Warren
 - b. Town Zoning Administrators: Duxbury, Fayston, Moretown, Waitsfield, Warren
 - c. Vermont Agency of Natural Resources (Department of Forests, Parks, and Recreation; Fish and Wildlife Department; Department of Environmental Conservation)
 - d. Act 250 District Commission if the parcel(s) in question are under existing Act 250 jurisdiction
4. Contact landowners to determine their level of support for the trail. Consider alternate routes if permission is not guaranteed.
5. Consider the need and value of an initial public announcement of the trail proposal via local media outlets (e.g., Valley Reporter, Front Porch Forum) and invite the public to comment (as determined by STO).
6. Conduct an initial assessment of potential ecological impacts with the relevant CRV conservation organization(s) and utilize the CRV mapping tool. Determine the best potential routes through the area and identify any “no-go” zones or recommended time/seasonal restrictions.

B. Site Assessment

1. Conduct site visits to identify potential routes. Utilize land managers, foresters and other subject matter experts to the maximum extent possible. Utilize the references below for best trail siting practices.

C. Design, Review and Approval

1. Present proposed routes at a quarterly CRV meeting and ask the relevant CRV conservation organization(s) for ecological review/assessment. A special CRV meeting can be requested if needed to meet potential deadlines.

2. Once evaluated for ecological impacts, present the proposed trail route to landowners and obtain their formal permission for the project.
3. Utilizing best practices for trail design and construction (see reference C below), generate a scope of work. Secure design plans and identify contractors as required.
4. Establish a comprehensive maintenance and monitoring plan. Identify those trail groups responsible to complete routine maintenance and emergent repairs.
5. Obtain all required state/local permits and approvals.
6. Publicly announce final trail proposal via local media outlets (e.g. Valley Reporter, Front Porch Forum) and invite the public to comment (as determined by STO).

D. Construction and Maintenance

1. Ensure construction is completed in accordance with state and local regulations, approved permits, and best practices. Particular attention should be paid toward erosion and sedimentation control.
2. Implement maintenance and monitoring plan, and address any problems that arise.

E. Trail Use

1. Install kiosks and signage as needed.
2. Utilize a GPS or GPX based tracking program to accurately record the new trail route. Update local maps and app based trail programs (as required). Upload trail data to the CRV mapping tool.
3. Provide paper maps of trail to emergency services providers.
4. Notify the public of trail opening.

REFERENCES:

- (a) CRV Shared Vision, Values, and Guiding Principles
<https://static1.squarespace.com/static/613b5a6eca3ee440c1c3e89a/t/67e1946779eed670c0ba3270/1742836839164/Purpose%2C+Shared+Vision%2C+Values+and+Guiding+Principles.pdf>
- (b) CRV Ecological Integrity and Recreation Opportunities Areas Map (online mapping tool). <https://arrowwoodvt.com/mrverv/>
- (c) Vermont Forest Parks and Recreation Trail Resources / Trail Design Guidelines,
https://fpr.vermont.gov/sites/fpr/files/doc_library/Trail%20Resources%20%20-%20Updated%20May%202022.pdf
- (d) Vermont Backcountry Ski Handbook,
<https://fpr.vermont.gov/recreation/partners-and-resources/vermont-backcountry-ski-handbook>
- (e) Landowner toolkit (coming soon)

2025 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.	In process through Fall 2025
		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. The PC held a public hearing in February approving the overlay district and forwarding it to the SB for its own adoption in July.	Complete
2	FY 2026 MPG	Phase 2 of Irasville Master Planning Project to study wetlands etc.? Depends on stance of Wetlands Division? Perhaps alternative methods of funding for pure hydrologic study?	2026-2027
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 connections in this area.	
4	ADU restrictions	Review and update the 30% threshold for ADUs as this restriction is less common; PZA has email into counsel as to status of this standard in the post-HOME ACT era. Per SE Group: CU for ADU above 900sqft/30% makes little sense now that duplex is allowed outright w/ no size limit. PZA waiting for response on current law and trends from counsel.	

5	STRs	Work with the Selectboard to draft a possible framework for registering/regulating short-term rentals	
6	Act 250/LURB/Act 181 Tiers	Assess impacts of changes to Act 250 in addition to Act 181's tiered framework and discuss whether updates to the Zoning Bylaws are necessary or required	
		Town Plan Update	
1	Childcare	Update Childcare language per CVRPC feedback	2026