

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, August 5, 2025**

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

**Members Absent:** Emma Hanson

**Staff Present:** None

**Others Present:** Laura Arnesen (MRV Recreation District)

## **II. Regular Business**

### **1. Call to Order**

The meeting was called to order at 7:02 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. Conservation and Recreation Visioning (CRV)**

Laura Arnesen provided a presentation on the work of the Conservation and Recreation Visioning (CRV) group that took place under a VOREC grant, working to address the need for balance between ecological integrity and outdoor recreation in the Mad River Valley. She outlined that 15 different organizations were involved in this work, which provided three deliverables: an online mapping tool depicting ecological features to be considered when planning trails; a shared vision, values, and guiding principles statement; and a recreational trail development process guide. Laura then explained that this work is moving into another phase, CRV 2.0, which will be under the management of the MRVPD, and will be addressing the priorities that were agreed upon during the first phase of this work. The group will now be holding quarterly meetings, and the first one is scheduled for September 23, 2025.

### **5. Approval of Minutes**

The Minutes of July 15, 2025 were amended and approved.

### **6. Village Master Plan Update**

Jonathan recapped that at the July 15 PC meeting there was a discussion of next steps, including a response to the letter received from Shannon Morrison. He noted that a Steering Committee meeting is coming up, and that the group will be reaching out to the Army Corps and working on a communication strategy for responding to Shannon/DEC and hopefully getting further guidance on how the Town may be able to support applicants intending to develop under the new Master Plan. There was further discussion of this topic, during which the following points were made:

- It will be difficult to site further development in this growth area with the current restrictions, and a better understanding of how wetland enhancements may enable some development is desired

- A preference for establishing overall goals that would include allowances for some impact on individual wetlands applications
- Seeking further clarification of prior DEC input allowing that the overall impact to the area is important when evaluating applications
- The need for upstream areas/towns to mitigate effects of stormwater, particularly in the new normal of regular heavy rains and runoff
- There is significant development in Irasville that took place prior to associated regulations were in place
- Alice expressed her belief that the number of units proposed should be scaled back due to environmental impacts
  - Some development could be outside the growth area if transportation needs are addressed; Tri-Valley Transportation is taking over the Mad Bus routes, and has a more rural model
  - The new Community Housing and Infrastructure Program funding may help in allowing such development
- Others pointed out strong public support for Irasville density, and that it is likely that full plan will not be realized, so it should not be scaled back
- The new Tier designations and how they interact with this planning need to be better understood
- This is the first community to attempt to preemptively coordinate development needs and wetland impacts; Phase 2 work to demonstrate the connections between Irasville and the Mad River is necessary
- A need to ensure that housing will be for a range of residents, including young families and working people
- Consideration of the regional housing plan, as well as an outline of what is to be considered affordable
- Reminder that Phase One only includes the block across from Shaw's
- Wastewater plans allow for 77 additional units, with other plans already in place for the Village, so capacity will be less than full plan proposal
- Three stories will not require the Fire Department to purchase a ladder truck
- How to ensure that new development does not all become STRs

Alice noted that she has met with Brian Shupe and Dan Raddock (Warren PC) regarding development of an STR ordinance, noting that she will look into Warren's proposed Ordinance as well as those of other towns.

## **7. CVRPC Update**

In addition to information she provided earlier in the meeting, Alice also noted that the planned substation is not moving forward yet, but that the Act 250 review will be scheduled.

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

JB had provided a report in the meeting packet.

## **9. Other Business**

Jonathan asked that PC members review the updated Work Plan, and it was agreed that Jonathan

will coordinate with the Selectboard to schedule a presentation from CVRPC regarding the new Tier designations, preferably for mid or late September.

**11. Adjournment**

The meeting adjourned at 9:10 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary