



WAITSFIELD PLANNING COMMISSION AGENDA

December 2, 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
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Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.gov

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (10 +/- min)**
4. **APPROVAL OF MINUTES –NOVEMBER 18 (10 +/- min)**
5. **DRAFT VILLAGE MASTER PLAN (30 +/-min)**
 - a. Review Public Comments
 - b. Next Steps
6. **CVRPC UPDATE (10 +/- min) Alice**
7. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
8. **PC WORK PLAN 2026 (35 +/- min)**
 - a) Overview for upcoming year
 - b) Ag-Res District Permitted / Conditional Uses
 - c) STRs
9. **OTHER BUSINESS (10+/-min)**
10. **ADJOURNMENT**