

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, November 4, 2025

Members Present: Bob Cook, Emma Hanson, Becca Newhall, Jonathan Ursprung
Members Absent: Beth Cook, AnnMarie Harmon, Alice Peal
Staff Present: JB Weir, Zoning Administrator
Others Present: Madhurri Barefoot, Ryan Diehl

II. Regular Business

1. Call to Order

The meeting was called to order at 7:35 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

Madhurri Barefoot and Ryan Diehl spoke with the PC about the potential for True North to operate from the Wilder Farm Inn, explaining that the current regulations in Waitsfield do not allow for a residential therapeutic wellness center (such as the one which True North operates) to be located in the Ag/Res District. There was some discussion of the matter, and Jonathan indicated that the PC would take up consideration of options for allowing suitable uses.

4. Approval of Minutes

The Minutes of October 7, 2025 were approved.

5. Village Master Plan Update

It was outlined that the draft Master Plan was available for review and that SE Group had received feedback from the Steering Committee (SC), and was seeking input from the PC in order to incorporate any changes in the final Plan, which is due by November 30, 2025.

Several points were discussed:

- Noted that Lawson's Taproom might be a good example of infill in Irasville
- The presentation of plans in the draft Plan is beneficial, and representative of what was provided by community feedback and SC input
- Traffic calming measures would be welcome, but there is no Town control over Route 100 at this point
- Agreed that on page 13 'Town of Waitsfield and partners...' should be changed to 'municipal officials and partners...'

There was an extended discussion of how to address changes for two places in the draft Plan that mention the creation of 70 new homes, that number being understood to be based upon calculations of wastewater capacity once the new system is in place and operational. It was agreed to propose the following changes to SE Group:

- Page 10 – goals – eliminate calling out a number and instead set the goals as to 'create new homes in Irasville'

- Page 17 – wastewater capacity – change the reference for 70 new homes in Irasville to instead be new homes in the Waitsfield Wastewater Service Area

It was noted that the SC had requested that some language be included in the Plan speaking to the attempt to establish a cooperative process with DEC and the conversations related to that work.

6. Other Business

JB explained that the funding gap for the Wastewater Project continues to be addressed, and that he will be working on public outreach with York Haverkamp and Joshua Schwartz.

Jonathan explained that both the MRVPD and the CVRPC have drafted MOUs which will allow for neighboring towns to receive FEMA or other payments when assistance by road crews is provided during emergencies.

7. Adjournment

The meeting adjourned at 9:27 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary