



# 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

4144 Main Street  
Waitsfield, VT 05673  
(802) 496-2218  
[www.waitsfieldvt.gov](http://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 (35 +/-min)**
  - a. Review Public Comments
  - b. Next Steps
6. **WASTEWATER PLANNING PROJECT UPDATE (10 +/- min) JB/Bob**
7. **PC WORK PLAN 2026 (40 +/- min)**
  - a) Overview for upcoming year
  - b) Ag-Res District Permitted / Conditional Uses
  - c) STRs
8. **OTHER BUSINESS (10+/-min)**
9. **ADJOURNMENT**