



WAITSFIELD PLANNING COMMISSION AGENDA

September 15, 2026 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson, Chair
AnnMarie Harmon, Vice-Chair
Becca Newhall
James Senterfitt
Jonathan Ursprung

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 –SEPTEMBER 1 (10 +/- min)**
5. **ZONING BYLAWS REVIEW (60 +/- min)**
 - a. Garage Sale Exemption *revised*
 - b. ADU restrictions *revised*
 - c. Base Flood Elevation *final*
 - d. Performance Standards
6. **WASTEWATER PLANNING PROJECT UPDATE (5 +/- min) JB/Bob**
7. **2026 MUNICIPAL PLANNING GRANT (15 +/- min)**
8. **OTHER BUSINESS (15+/-min)**
 - a. DRB Update
 - b. MRVPD
 - c. CVRPC Municipal Plan review September 8, 2026
 - d. Selectboard STR discussion / Town Plan Amendment hearing: 9/14/26
9. **ADJOURNMENT**