

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, March 7, 2023**

**Members Present:** Kevin Anderson (online), Bob Cook (online), AnnMarie Harmon (online), Alice Peal (online), Brian Voigt (online)

**Members Absent:** Emma Hanson, Steve Shea

**Staff Present:** JB Weir, Planning & Zoning Administrator

**Others Present:** Alex Belenz (SE Group), Phil Huffman (Conservation Commission), Joshua Schwartz (MRVPD)

## **II. Regular Business.**

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

The meeting was called to order at 7:00 pm. 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.**

There was nobody present requesting to address the Commission.

### **4. Approval of Minutes**

The minutes of February 21, 2023 were approved.

### **5. SE Group: Bylaw Modernization Project**

Alex explained the plans for the Open House to be held on March 29, providing an overview of the content to be presented at each station that will be set up at the event, which include:

- Introductory information
- Existing conditions - Irasville and Waitsfield Village
- Promoting vibrant villages – soliciting community input via a sticker poll
- Irasville focus areas – challenges and strategies
- Waitsfield Village focus areas – challenges and strategies

Alex answered questions, and feedback was provided from PC members and Joshua, including suggesting that a Town Plan Goals poster be provided, that an explanation be available regarding the Plan's having set the direction and the bylaws serving as an implementation strategy, and seeking feedback regarding what would be acceptable to the community regarding the number of units allowed in multi-family dwellings.

The group outlined the promotional strategies to be used, including the website, media contacts, print materials, and personal contacts. The PZA will look into an advertisement or blurb into the Valley Reporter.

Alex requested that any further input be provided to the Steering Committee prior to March 21 so that adjustments can be incorporated before the final draft of these materials is presented at the

next PC meeting. The PZA will double check the Town Plan Goals, Policies and Tasks to make they accord with those cited by SE Group.

## **6. Town Plan Review: Final Edits**

Phil Huffman had provided the PC with some comments and suggested edits for both Chapter 9 and Chapter 11, based on discussion among Brian Voigt, Jamey Fidel, and himself; he reviewed the proposed changes with the group.

There was some discussion regarding the need to keep Tier 2 habitat blocks intact, as they are connector areas, mostly between larger Tier 1 blocks and the valley floor. Kevin offered to take a closer look at the language and provide some suggestions for appropriate changes, but the general agreement was to leave the text as is.

It was agreed to change the title of the Forest Blocks map and add some text to the chapter referencing connectors other than road crossings; the other suggestions offered for changes to Sections 11-H and 11-I were accepted by the PC.

Alice reported that Chapter 3 has been updated to contain the most recent census data and asked that everybody be prepared to review that chapter for the next meeting. It was agreed to reword Goal 3.G-2 for clarity/accuracy, in conjunction with determining whether there can be a reasonable population prediction calculated (either level or rate) to be included in the text.

## **7. Other Business**

Wastewater and Water Project Update – Alice reported that she has confirmed no building connections will be included outside of the project's service area; DEC has confirmed that the Munn connection is not included in the calculations of median income to be used for priority list ratings.

## **8. Adjournment**

The meeting adjourned at 9:13 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary