

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, April 4, 2023

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

Staff Present: JB Weir, Planning & Zoning Administrator

Others Present: None

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 March 21, 2023 were amended and approved.

5. Bylaw Modernization Project

Community Meeting wrap-up –

PC members offered comments regarding the Open House that was recently held, with the following points noted:

- About 75 people attended, which was felt to be good participation
- The poll results have all been posted to the Vibrant Villages website
- Differentiating the ‘dot’ polling by color between Waitsfield residents and others was very helpful
- Caution against using the term ‘affordable housing’ rather than something along the lines of ‘attainable housing’
- Further discussion needed regarding any requirement for commercial/retail space on the first floor of buildings
- Several comments received regarding paying attention to environmental constraints and impacts
- Architectural styles should be considered, some negative feedback was received regarding the types of building depicted on the story boards at the event
- The widest spread in responses was for questions related to the Village area; most of the Irasville responses were more uniform
- The Tier One wildlife crossing just south of the Route 100/17 intersection precludes development there

Steering Committee upcoming meeting –

Kevin asked for input from other PC members on topics to address in the next Steering Committee meeting, where the discussion will likely focus on which areas of the bylaws to look at more closely. The following items were brought up:

- Tourism and associated services/businesses need to be addressed more thoroughly
- The ACCD suggestions for bylaw changes should be included in items to be considered
- Potentially seek further feedback from business owners
- New legislation related to dwellings/acre and duplex/multi-family development should be reviewed
- The potential for soils in the study area to support/not support multiple stories must be looked into
- Potential changes to setbacks, and how this relates to Route 100 ROW, to be addressed

It was requested that information that will be reviewed at the next meeting be provided to PC members in advance of the meeting.

6. NDA Designation

Although this Designation is no longer required for submitting funding applications to DEC, Alice asked if the group would like to proceed with the process. It was decided to wait until the Bylaw Modernization work is complete, at which point there will be a more definitive area to propose as an NDA in Irasville. It can then be confirmed with ACCD that Irasville is eligible to be considered for this Designation, and the process for approval can be completed if it is decided to follow through.

7. Other Business

Wastewater and Water update -

JB provided some updates, reporting on a meeting held with the Water Commission engineering team, the purpose of which was to provide John Ashley of Dubois & King with a determination of potential future wastewater needs. This information was focused on the area north of the Village, with some areas south of Irasville considered as well. This will be included in the work being completed for the PER.

JB explained that a staff member of Bernie Sanders' office contacted him regarding the application he had submitted, he is following through with more information related to the request. Randy Brittingham is also investigating other funding possibilities.

Potential presentations -

The following were mentioned as possible people/topics for upcoming presentation to the PC:

- Dave Sellers and Jim Sanford – presentation of their conceptual plan for Irasville
- Brian Shupe – recently part of a Vermont Edition broadcast regarding development
- Ira Shadis or Brian Voigt to explain Waitsfield's Stormwater Master Plan

Other items –

Alice noted that Capstone is rolling out a program similar to Freewheeling, with expanded purposes for providing rides, and to also serve as a paid taxi service. The Valley will not be part of the pilot program.

JB will post a notice on the Town's website regarding the PC vacancy.

JB will place a link to the Vibrant Villages website on the home page and the PC page of Waitsfield's website.

Annamarie confirmed that she would like to continue serving as the Ridge to River representative.

8. Adjournment

The meeting adjourned at 8:52 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary