

**TOWN OF WAITSFIELD, VERMONT**  
**Planning Commission Meeting Minutes**  
**Tuesday, April 18, 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, Zoning Administrator

**Others Present:** Alex Belenz (SE Group), Lisa Loomis (Valley Reporter), Julia Randall (SE Group)

**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 April 4, 2023 were amended and approved.

Alice announced that it has been learned that the NDA designation is again required for receiving funding from DEC, so that will be pursued. Amy Tomasso of ACCD will be assisting in getting the documentation prepared for presentation at ACCD's monthly decision-making meeting regarding these applications in June. Alice anticipates that the area designated will be the same as the water service area, but agreed that a final map will need to be approved by the entire PC.

**5. Bylaw Modernization Project**

Community Meeting review –

Alex Belenz highlighted some key points from the Open House feedback received, noting that in general there was support expressed for the bylaw work being undertaken, with a little wider spread in responses for some aspects of Waitsfield Village.

Initial Recommendations for Waitsfield Villages –

Alex then led the group through the recommendations drafted by SE Group for the Village Residential and Village Commercial Districts. For each recommended strategy, the Recommendations document indicated the justification for the change, whether the Town Plan supports the change, and the level of Open House support received. Alex also reported the support responses received from PC members for each strategy. Alex requested that the PC provide direction regarding whether SE Group should move forward with drafting more refined language for each strategy.

After discussing logistics of steering committee and PC meetings, it was decided to review an updated version of these recommendations, based upon PC input received, on May 2. The review of potential Irasville modifications will then be scheduled for the May 16 meeting.

## **6. Other Business**

Wastewater and Water update – PC members provided input regarding the recently-held Selectboard meeting to which the PC was invited, the purpose of which was discussion of the Wastewater Project with Joshua Schwartz and others. It was generally agreed that more notice and earlier provision of related materials should be provided for future meetings of this type. It was also discussed that there arose some confusion regarding the service area to be covered by the proposed infrastructure, and the potential for development outside that area that was raised in the meeting. JB explained that the numbers provided for the PER data were from the designated service area only, and that any discussion of expanding that area has been related to future expansion of the system. The PC asked that all available documentation be made available.

It was agreed that the process of planning should determine how growth is directed, and that infrastructure decisions should be based upon that planning. There was some concern expressed that there is potential for infrastructure decisions to be the driver of planning efforts.

## **7. Adjournment**

The meeting adjourned at 8:52 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary