

**Town of Waitsfield  
DEVELOPMENT REVIEW BOARD  
Meeting Minutes  
December 13, 2022**

**1. CALL TO ORDER:** The meeting was called to order at 7:00 pm, and was held in person at the Waitsfield Town Offices and online via Zoom.

**DRB Members Present:** Duncan Brines, John Donaldson (Chair), Gib Geiger, Steve McKenzie, Rudy Polwin, Jim Tabor, Jonathan Ursprung

**Staff:** Zoning Administrator JB Weir

**Others:** Mick Rookwood, Matt Sargent

**2. REVISIONS TO AGENDA, IF ANY**

No revisions were made.

**3. PUBLIC FORUM**

Nobody present requested to address the Board during the public forum portion of the meeting.

**4. Sketch Plan Review** by Rookwood Properties, LLC (d/b/a Featherbed Inn) at 5864 Main Street, Waitsfield VT. Applicant proposes a site plan amendment to reconstruct a barn and to create a new parking area. Pursuant to approval in application #2469, any substantive changes to the site plan as approved therein require re-approval by the Development Review Board. The property is identified as #99185.000, located in the Agricultural-Residential District.

Mr. Rookwood outlined his proposal for barn reconstruction, noting that he had hoped to preserve the original structure, but it had been determined a renovation is not possible. He and Mr. Sargent explained that they will deconstruct the barn, save and reuse what is possible, and rebuild a new barn on the same footprint. The only changes to be incorporated are the addition of a full basement and changing the location of the parking for the property. The new parking area will provide for a better guest experience, allowing for direct access from the inn to the rest of the property.

It was noted that stormwater infrastructure will be in place, and that no disturbance of the wetland area will take place. Some old unhealthy trees have been removed, and some new plantings are planned to visually shade the parking area from the road. Mr. Rookwood confirmed that there is no intent to remove any further existing trees.

Colors proposed for the barn include natural barn board for the siding, and a metal roof matching the one currently on the inn. No definitive lighting plans were included in the application; Mr. Rookwood explained that he is very conscious of light pollution concerns, and plans on downcast installations set close to the ground. Mr. Polwin suggested the use of warmer-toned lighting.

**MOTION:** *Mr. Geiger moved to close the Sketch Plan Review. Mr. McKenzie provided the second. All voted in favor.*

**7. APPROVAL OF MINUTES**

The minutes of November 8, 2022 were approved.

**8. OTHER BUSINESS**

No other business was addressed by the Board.

**9. ADJOURNMENT**

The public portion of the meeting was adjourned at 7:17 pm to move into deliberations.

**8. DELIBERATIONS**

Respectfully submitted,  
Carol Chamberlin, Recording Secretary