

**Town of Waitsfield
DEVELOPMENT REVIEW BOARD
Meeting Minutes
November 28, 2023**

1. CALL TO ORDER: The meeting was called to order at 7:02 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 (Vice-Chair), Jim Tabor, Jonathan Ursprung

Staff: Zoning Administrator JB Weir

Others: Jonny Adler

2. REVISIONS TO AGENDA, IF ANY

No changes were made to the agenda.

3. PUBLIC FORUM

Nobody requested time to address the Board.

4. APPROVAL OF MINUTES

The minutes of November 14, 2023 were approved.

5. Application #4157-CU by Riders Outpost at 7575 Main St., Waitsfield VT. Request to amend the approved Master Plan to replace a shed and water tank with two 126 sq. ft. saunas. As per the Adaptive Redevelopment Overlay standards, amended master plan and PUD approval is required for new uses/structures not identified in the approved master plan. The parcel is identified as #99216.000 in the Agricultural-Residential District and Adaptive Redevelopment Overlay District.

Mr. Adler had nothing to add to his application; he indicated that the work will begin soon rather than waiting until spring.

MOTION: *Mr. Tabor moved to close the hearing for Application #4157-CU. The motion was seconded by Mr. Brines. All voted in favor.*

Mr. Donaldson provided some explanation of when administrative review of amendments to Master Plans is possible, and noted that the Board would consider potential specific allowances for Rider's Outpost when in deliberations. Mr. Adler had suggested that administrative review, when possible, would help streamline the process for everybody involved, and thanked the Board for this information and consideration.

6. OTHER BUSINESS

No other business was taken up by the Board.

7. ADJOURNMENT

The public portion of the meeting was adjourned at 7:16 pm to move into deliberations.

8. DELIBERATIONS

Respectfully submitted,
Carol Chamberlin, Recording Secretary