

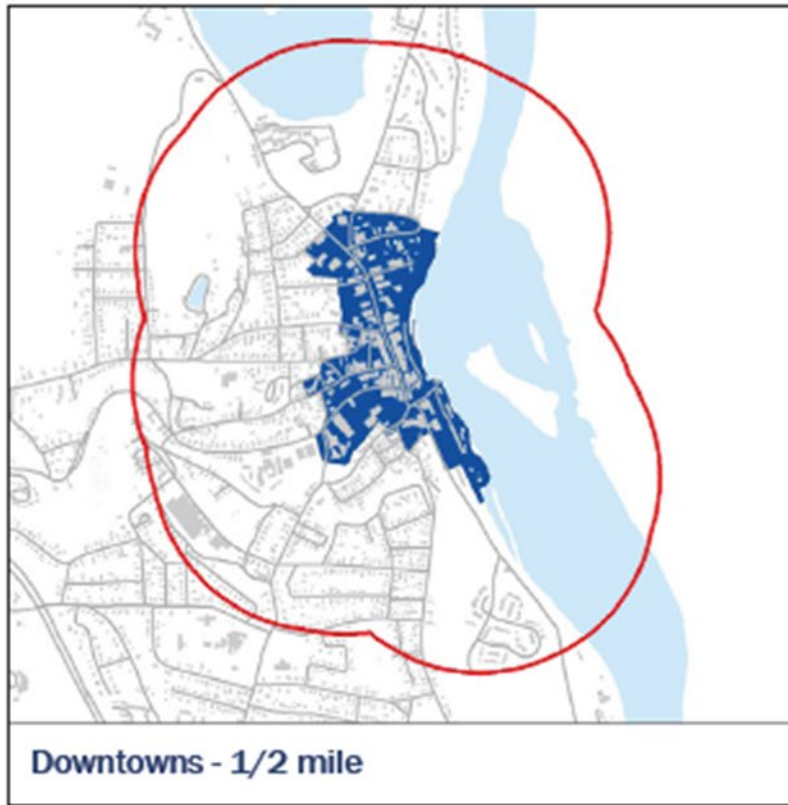
An aerial photograph of a small town, likely in a rural area, showing a mix of residential buildings, green fields, and trees. A prominent blue banner is overlaid across the top of the image, containing the title text.

Neighborhood Development Area Designation

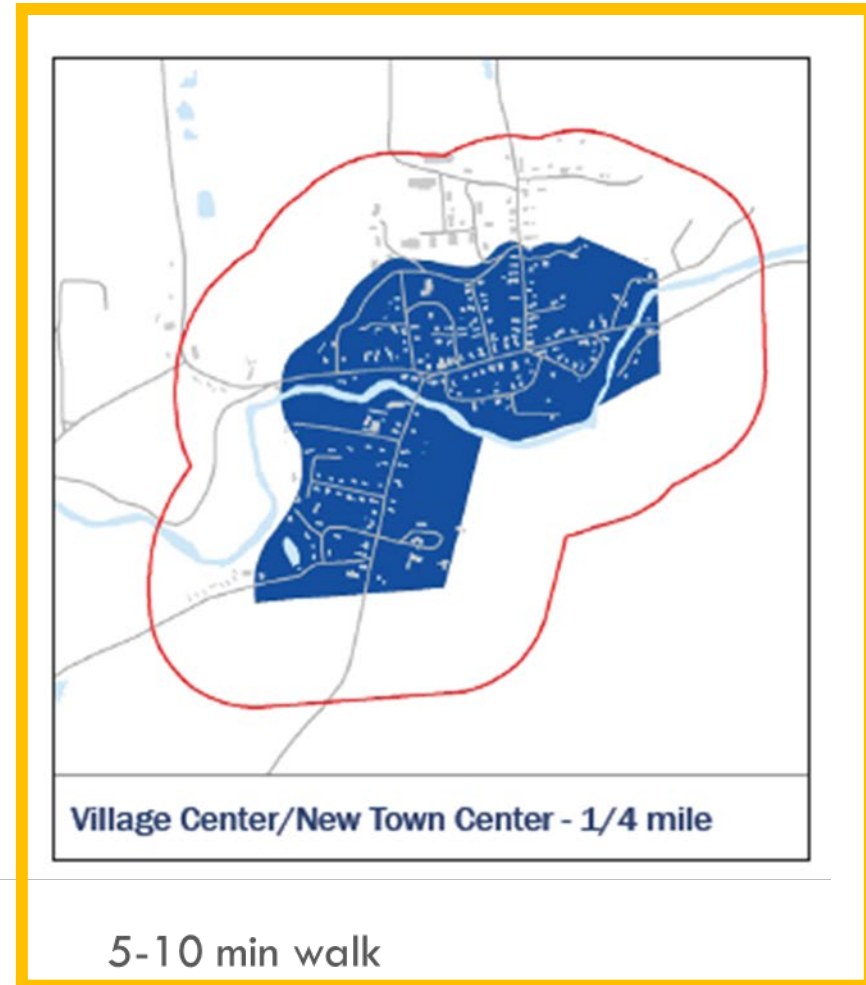
Jacob Hemmerick, Planning & Policy Manager
Amy Tomasso, Planning Coordinator

Neighborhood Development Areas

Planning Area Radius



15 min walk



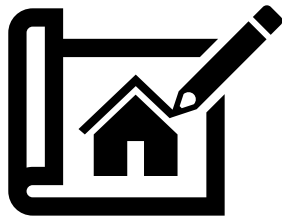
5-10 min walk

Neighborhood Development Areas

Review Standards



Suitability of land for development / natural and cultural resource protection



Capacity of municipality to direct development – bylaws, policies

Neighborhood Development Areas

Benefits

1. No Act 250 jurisdiction for priority (mixed-income) housing projects
2. 50% Act 250 fee for all other residential projects
3. ANR wastewater fees capped at \$50
4. Exemption from land gains tax
5. Lower off-site prime agricultural soil mitigation ratio of 1:1
6. No appeals based on character of the area for a municipal conditional use approval determining that a housing project meets the “character of the area” criteria
7. Priority recognition by State grant programs
8. 2-year pilot, up to \$2M for downtown tax credits

Neighborhood Development Areas



Winooski

233 E. Allen St

45 units

6,000 s.f. non-residential space

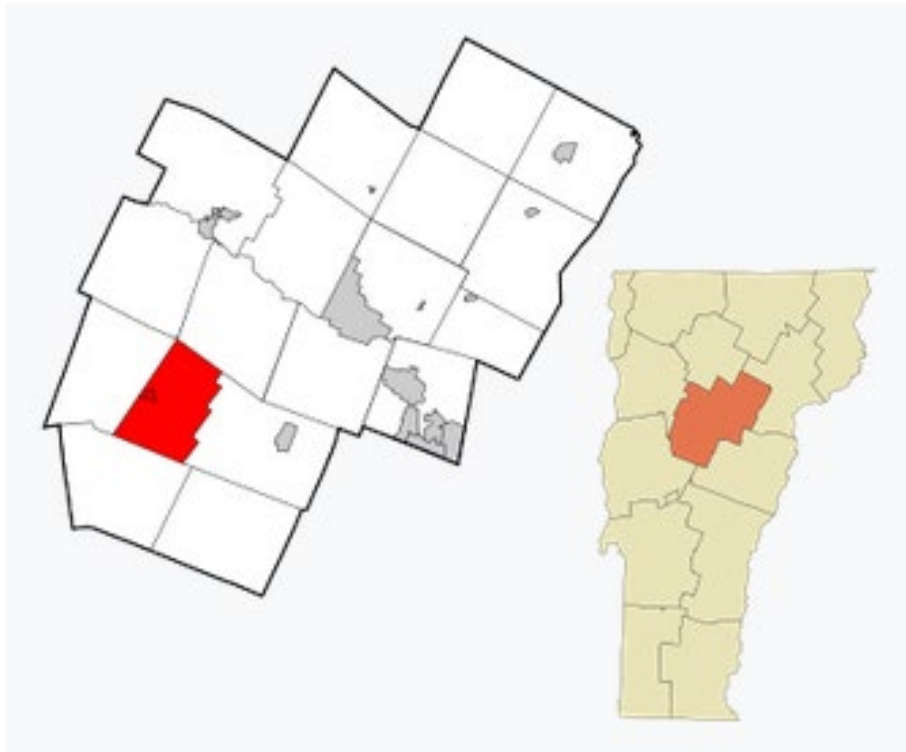
76% affordable to 60% of AMI

Town of Waitsfield

Neighborhood Development Area

Snapshot

- Population 1,844
- Washington County



Town of Waitsfield

Neighborhood Development Area

Designation Status

2009	Village Center Designation
2019	Renewal
2027	Next Renewal

Town of Waitsfield

Approved Village Center

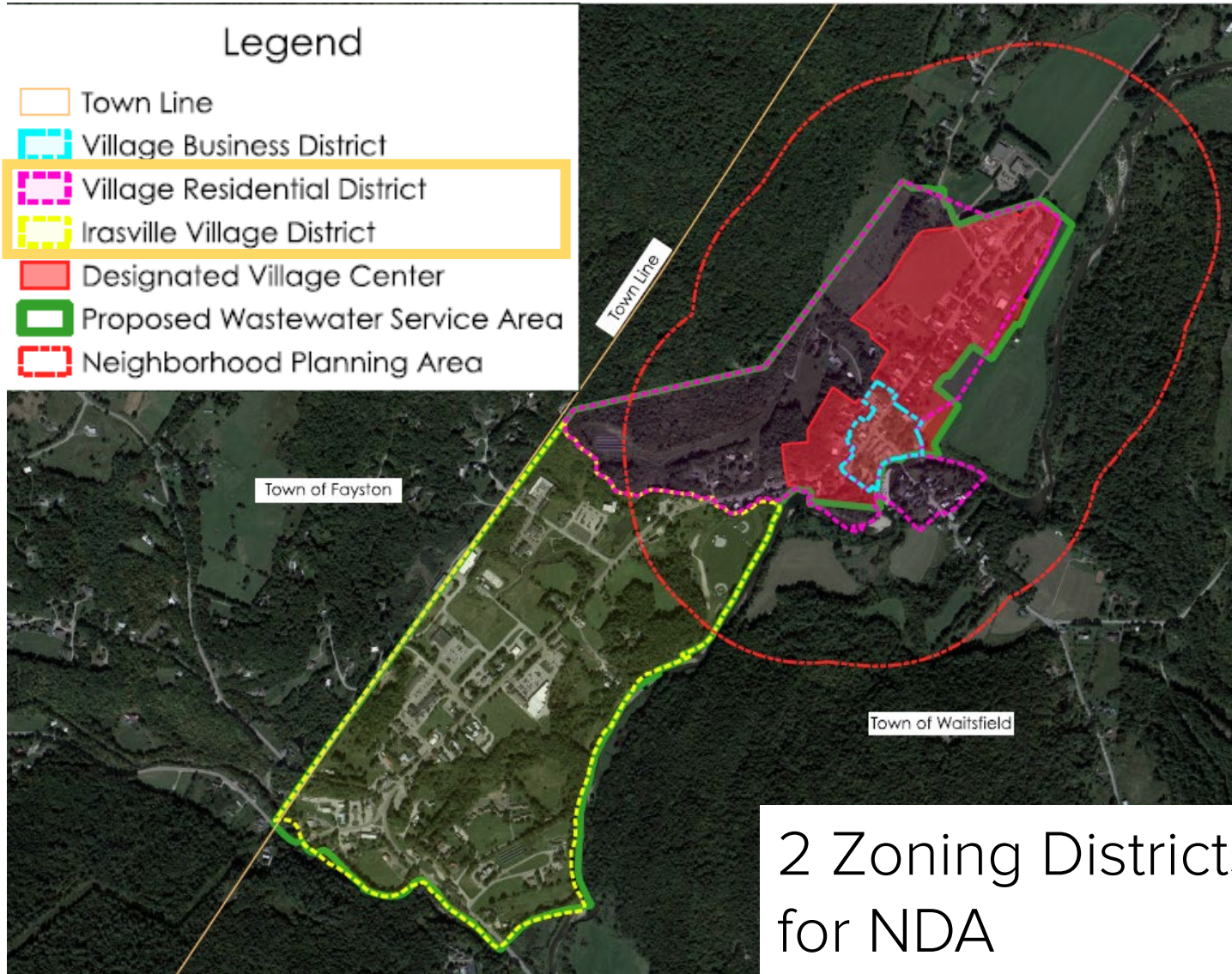


Town of Waitsfield

Zoning

Legend

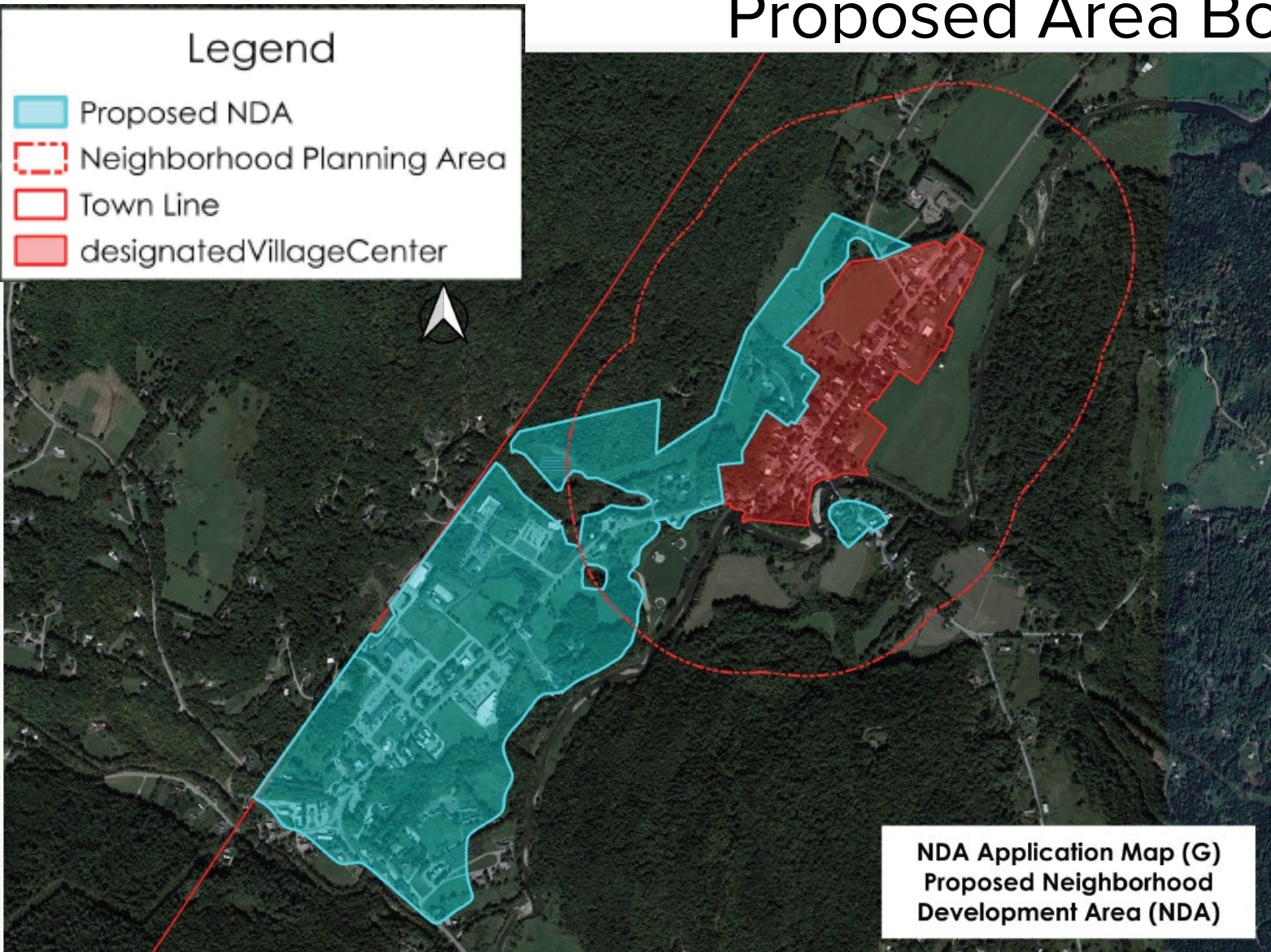
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Designated Village Center
- Proposed Wastewater Service Area
- Neighborhood Planning Area



2 Zoning Districts Proposed for NDA

Town of Waitsfield

Proposed Area Boundaries



Town of Waitsfield

Area Context: Historic Village



Proposed Neighborhood Development Area from Route 100 in Village

Town of Waitsfield

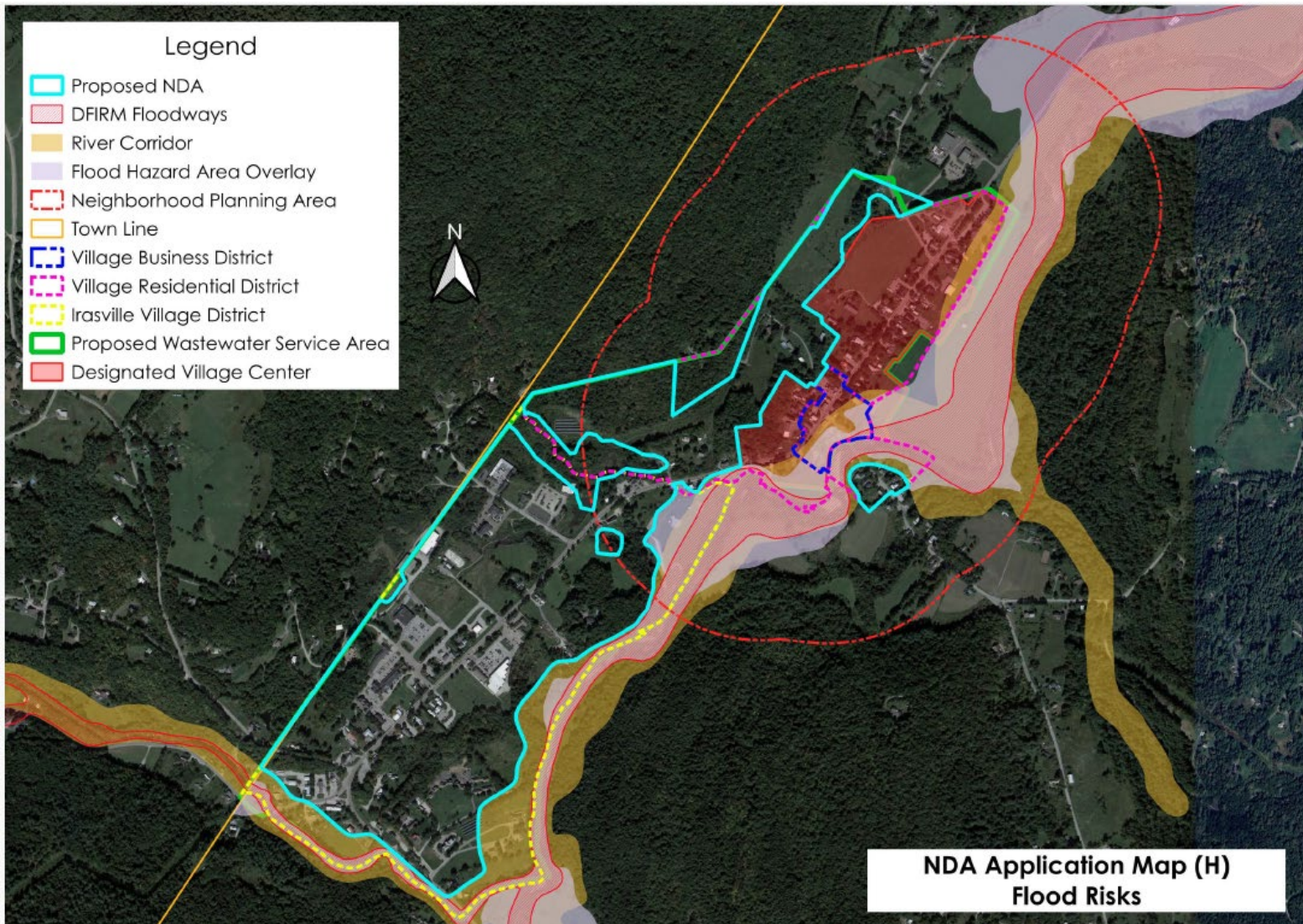
Irasville District: Context



Proposed Neighborhood Development Area – Section of Route 100

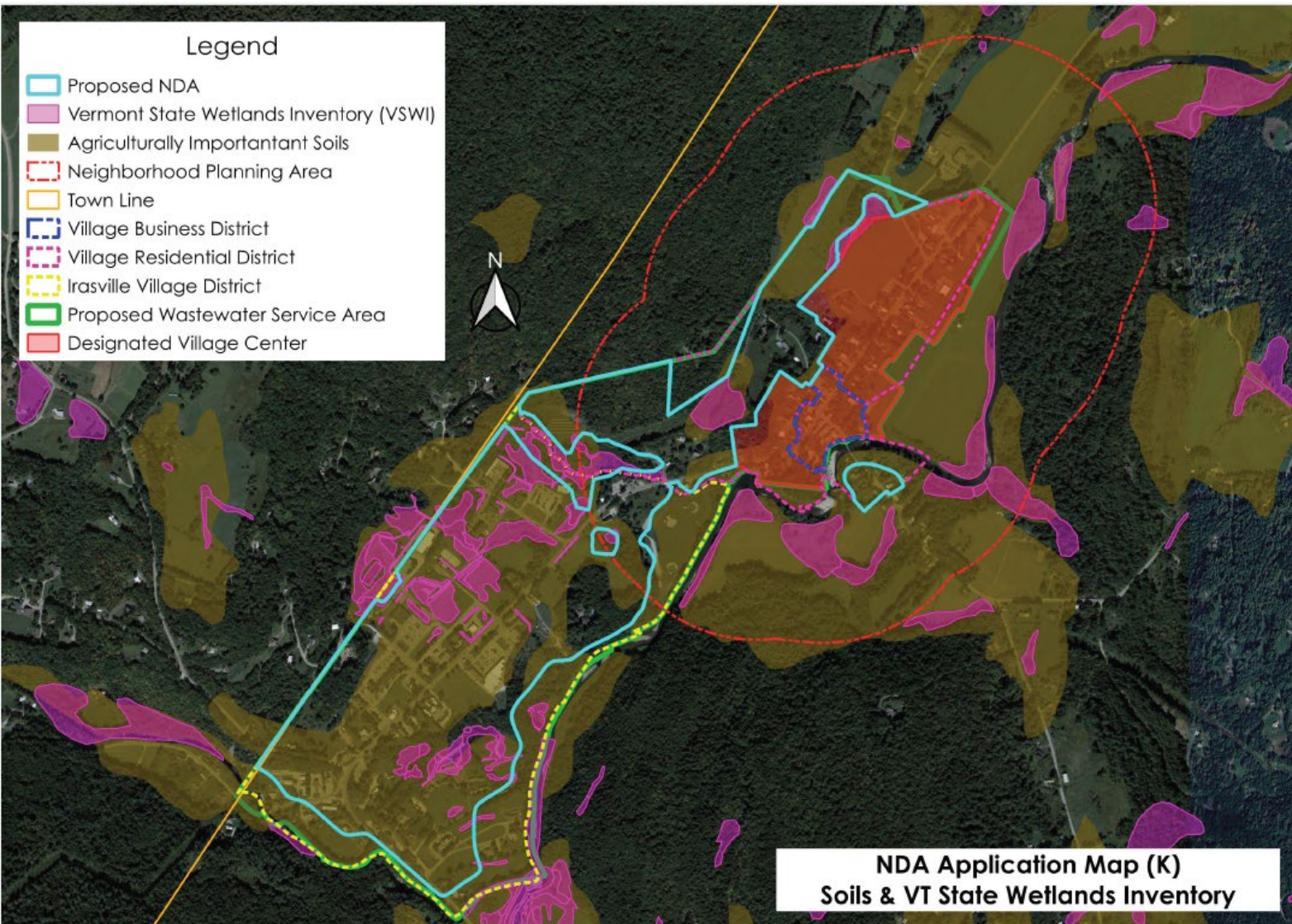
Town of Waitsfield

Natural Resources: Flood Hazard



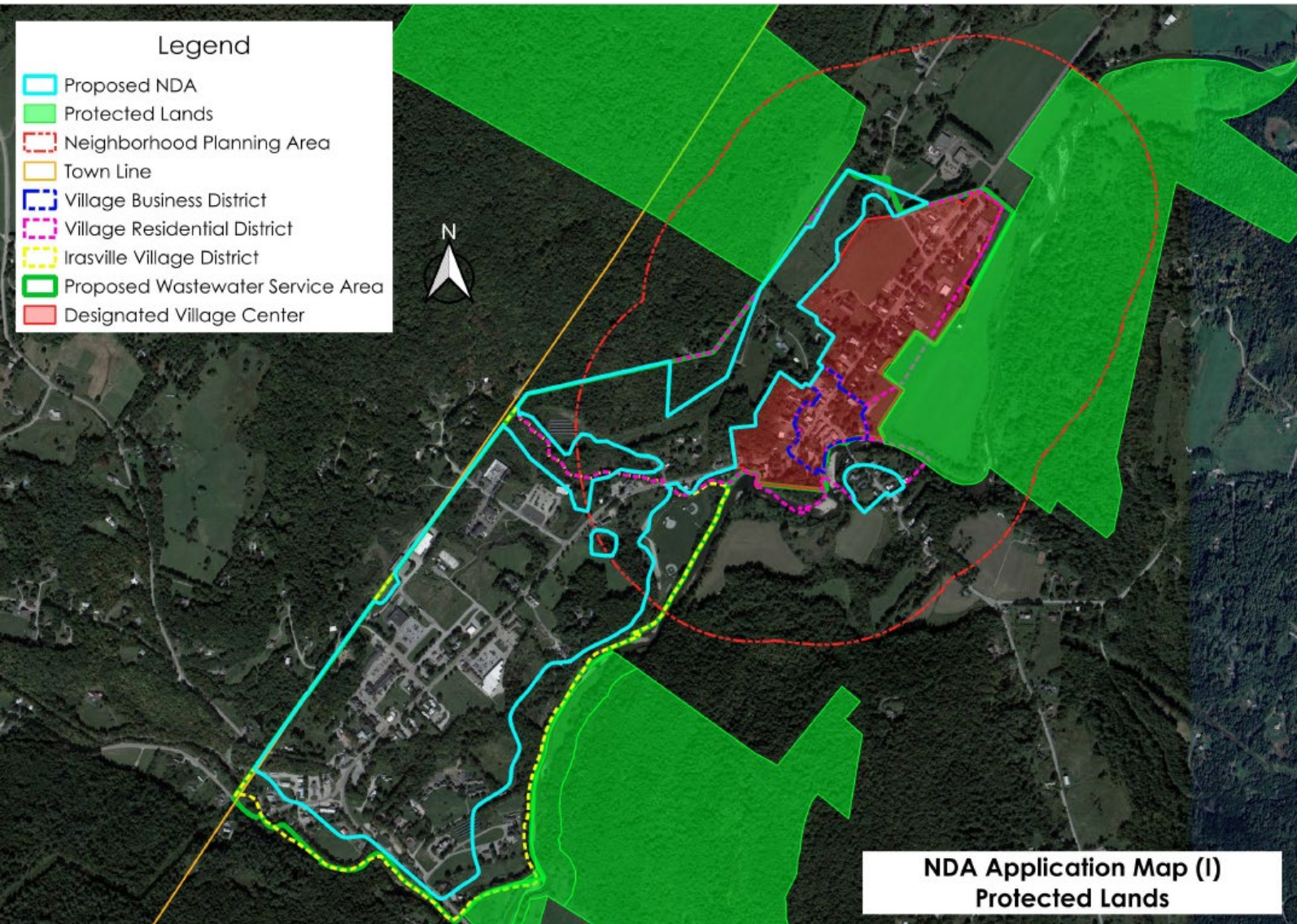
Town of Waitsfield

Natural Resources: Wetlands & Soils



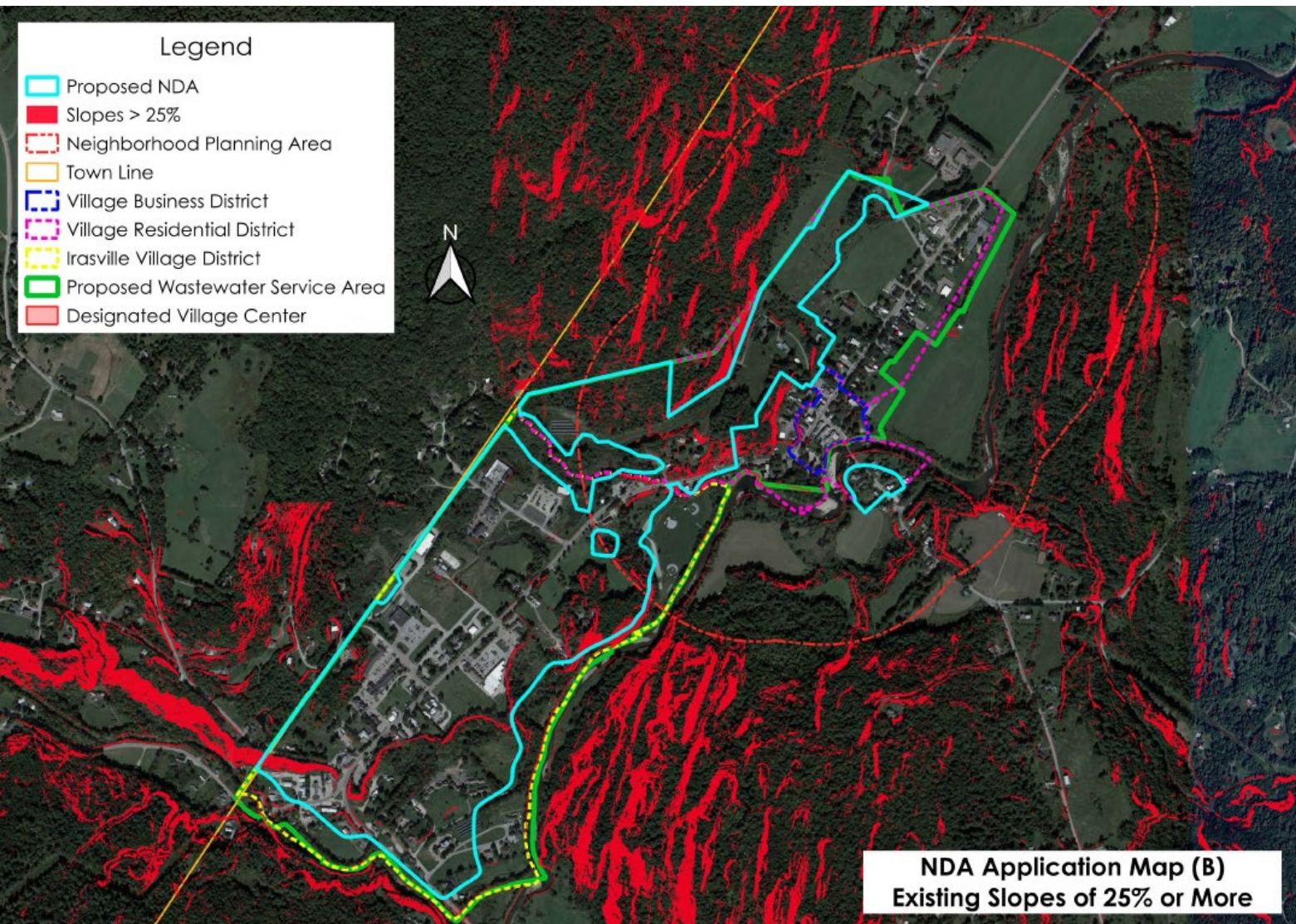
Town of Waitsfield

Conserved/Protected Lands



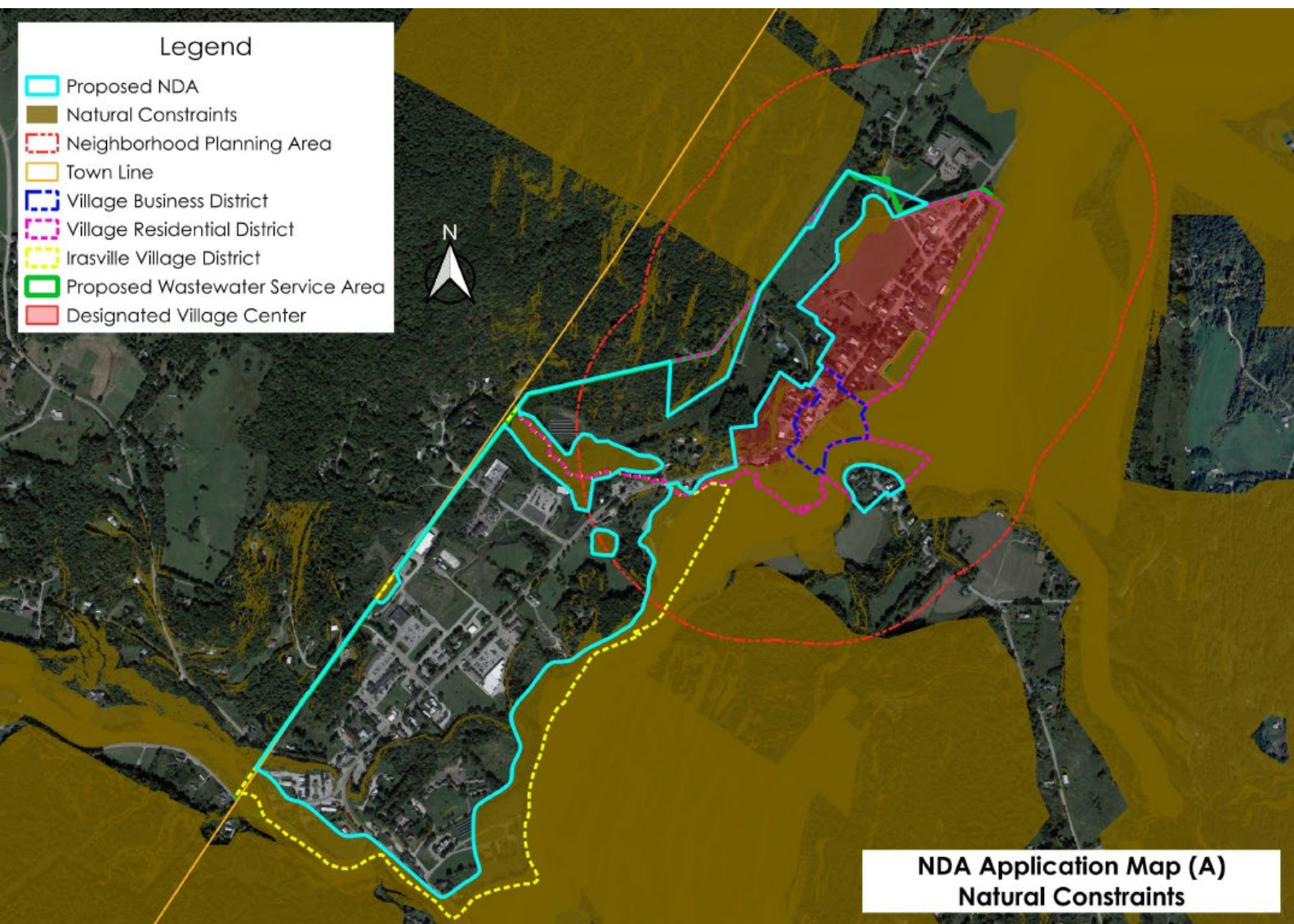
Town of Waitsfield

Natural Resources: Slopes



Town of Waitsfield

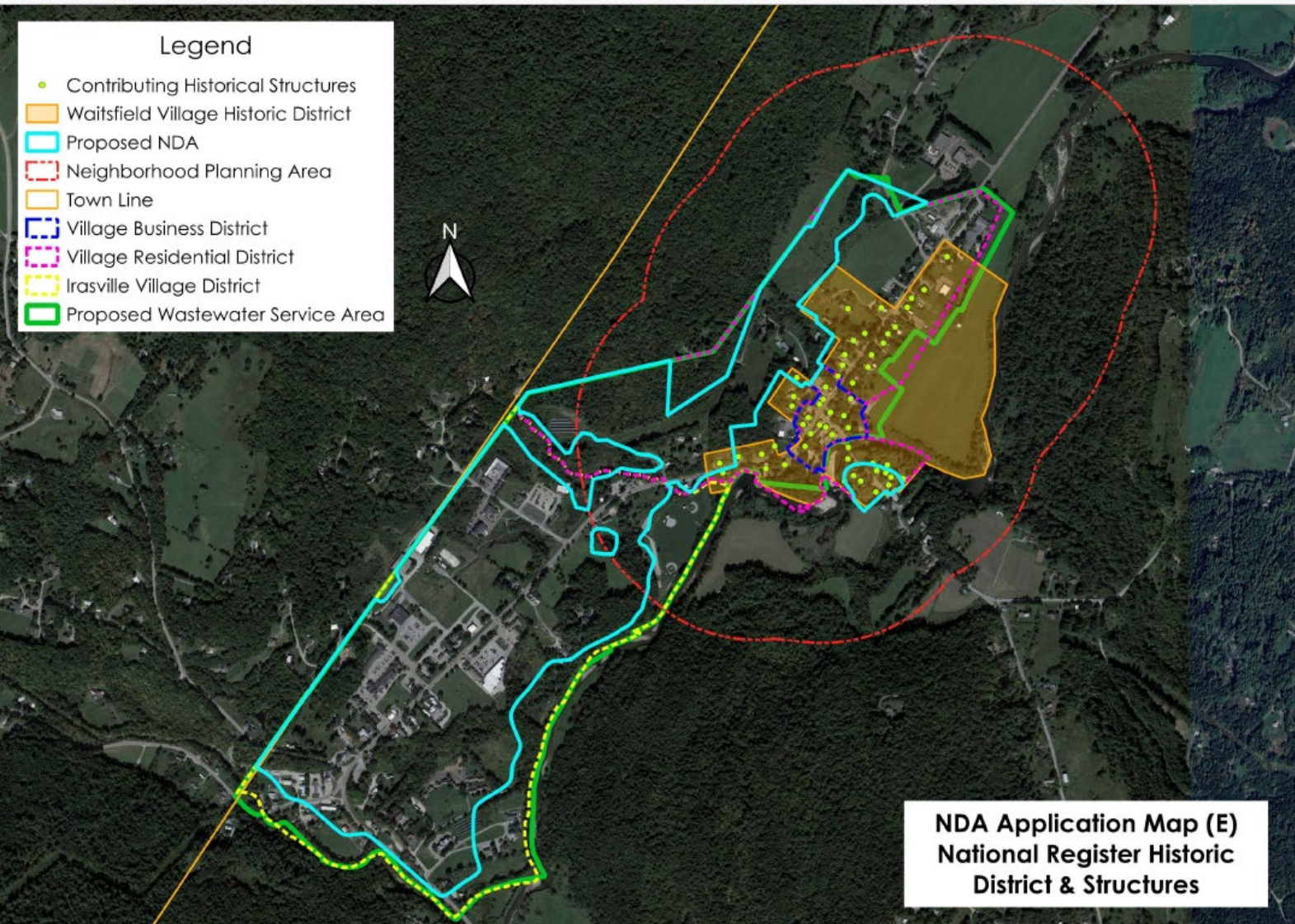
Other Natural Constraints



NDA Application Map (A)
Natural Constraints

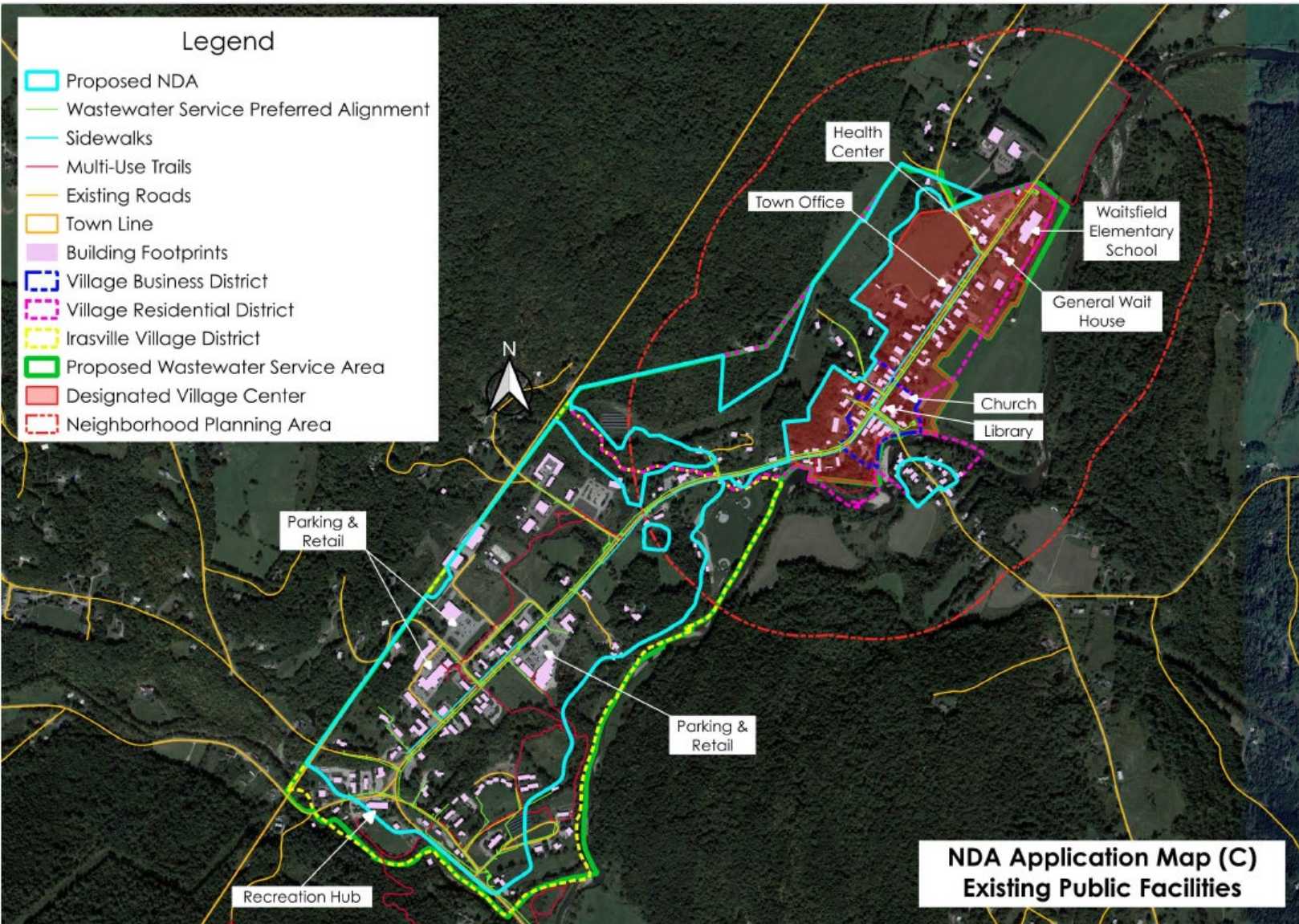
Town of Waitsfield

Historic Resources & Districts



Town of Waitsfield

Infrastructure & Facilities



Town of Waitsfield

Design Guide – Complete Streets

Is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under 19 V.S.A. § 309d and establishes pedestrian access directly to the downtown, village center, or new town center.

Score: 9/10

Application Guidelines

Complete Streets

Complete Streets

Complete streets is a philosophy and approach to planning, design, construction and maintenance of our roadway network to consider all users, including pedestrians, bicyclists and transit riders. Context and current or potential travel patterns need to be considered in determining the appropriate way to meet the needs of all modes of transportation. Complete Streets projects can provide diverse and widespread benefits, including the following:

- Streets that accommodate all users are safer for everyone, including automobile drivers and passengers.
- Complete streets can provide greater mobility and accessibility to those without a car. This can be particularly important to the quality of life for seniors and young people, allowing for greater opportunities to participate in constructive social and educational activities.
- Complete streets can offer a choice for less costly modes of transportation, which has economic benefit to individuals or families.
- Active travel (walking and bicycling) can improve health and provide needed daily exercise.

The Complete Streets Guide for Vermont Communities is available for download at: <http://vncr.org/wp-content/uploads/2013/01/complete-streets-a-guide-for-vermont-communities-aarp-optimized.pdf>

The following check list will help you review existing bylaws and policies to see if the requirements for the design of streets and bike/pedestrian facilities are appropriate for walkable neighborhoods.



Checklist for Bylaws

Do the bylaws in the NDA:

- Require that provisions be made for the extension of the street and pedestrian network into existing streets and adjacent, undeveloped land?
- Have existing or planned pedestrian facilities (such as sidewalks/paths) servicing the proposed NDA?
- Require sidewalks or pedestrian facilities for new development?
- Have plans or regulations in place that include bike facilities (such as paths/lanes) where appropriate?
- Require street trees, lighting and appropriate landscaping for new developments?
- Require new streets to be as narrow as possible (such as having specifications for travel lanes that are eleven feet wide or narrower?)
- Require utilities to be placed underground in new developments?
- Prohibit cul de sacs/dead end streets and oversize block lengths? If not, is the length of cul-de-sacs regulated and minimized?
- Allow for on-street parking?
- Minimize any required off-street parking? (Requiring two or more off street parking spaces per residential unit is excessive.)

10
Min 8/10

Town of Waitsfield

Design Guide – Building & Lot Pattern

Local bylaws, regulations, and policies applicable to the neighborhood development area substantially conform to the neighborhood design guidelines developed by the Department.

Score: 10/10

Application Guidelines

Building and Lot Patterns

Residential Lot Patterns

The type, design, and layout of structures within a neighborhood define its character. Lot sizes, building and lot dimensions, architectural details, and the form and type of buildings themselves can give dimensional form to a walkable neighborhood.

To be a “walkable” neighborhood, buildings should be reasonably close together, enclosing the street and making it comfortable to walk along. Large gaps between buildings can make streets less appealing to pedestrians. Lot frontages should be minimal, allowing for a narrow, visually rich and interesting neighborhood. At the same time, there should be diversity within the neighborhood. Duplexes, townhouses, accessory dwellings and apartments add variety and offer greater choice for those seeking to live in a walkable neighborhood. Designed to a similar scale, and using the same architectural features as surrounding structures, they can fit easily and comfortably into the mix of housing offered.

Building Patterns

In the walkable neighborhoods the pattern of buildings and orientation is set primarily by the historic grid of streets as well relationship of residential units within the existing neighborhood. The orientation and placement of buildings along the street help to reinforce the public realm by enhancing the pedestrian environment through creating a sense of enclosure. New or redeveloped and renovated homes should reflect the siting and character of a neighbourhood and follow a consistent setback and pattern. In addition, the mass and scale of new buildings should maintain the scale of the surrounding homes, while providing an architectural diversity that makes our neighborhoods unique and interesting.

The following check list will help you review existing bylaws and policies to see if the requirements for the design and layout of residential lot and building patterns are appropriate for walkable neighborhoods.

Checklist for Bylaws

10
Min 8/10

Do the bylaws in the NDA:

- Allow for a mix of housing opportunities (multi-family, duplex, and single-family, etc.) throughout the NDA?
- Allow for small minimum lot sizes, similar to existing small lot sizes in the area?
- Have dimensional requirements or form based code standards, that make it possible to convert existing single family dwellings into multi-family dwellings?
- Minimize dimensional requirements (whether traditional: lot size, frontage, lot coverage, etc. or form based: building form standards, frontage type standards, etc.) allowing for infill development?
- Allow for building heights that are sufficiently high enough to allow for diverse housing options (at least 3 story building)?
- Reduce front setbacks to conform to existing building lines or add a maximum requirement to prevent new development from being set back “too far” from the street?
- Include provisions that ensure garage doors are not the dominant element of a front façade? An example of this would be prohibiting the garage door from facing the street or requiring it to be setback from the front wall of the building.
- Require that new developments be designed to accommodate safe and convenient pedestrian circulation.
- Include provisions that encourage primary building facades to be oriented to the street (such as requiring front doors to face the street)?
- Have provisions that minimize curb cuts and reduce their frequency, or other access management provisions?

Town of Waitsfield

Application Summary

Complete application.

All NDA requirements met.

- Cover letter with supporting documentation
- Town planning confirmed by regional planning commission
- Pre-application meeting
- Location
- Resource avoidance
- Land development regulations that meet neighborhood density & design standards
- Maps

Town of Waitsfield Neighborhood Development Area



Staff Recommendation:

Approve neighborhood development area and acknowledge that the boundary meets the established criteria for an extension beyond the Planning Area.

Application for Neighborhood Development Area (NDA) Designation

Vermont Downtown Development Act
24 V.S.A. Chapter 76A § 2793e

Municipality/Municipalities:
Waitsfield

Application Preparer(s): JB Weir
Date of Draft Application: February 1, 2024
Date of Final Application:

Application Overview (see Application Guidelines)	
yes	Cover Letter ATTACHED
n/a	(Property Owner Application Only) Notification to Municipality of Intent to Apply
yes	Responses to Application Requirements below

Please complete the following form, checking the items that are completed and using a different type style or **color** to respond to the instructions provided in CAPS. Staff findings (the shaded column) are in draft form and will be finalized when reviewing the completed application.

Application/ Designation Requirements & Applicant Responses	DHCD Staff Findings
<p>1. Confirmed planning process. Municipalities/municipality has 1) a duly adopted and unexpired plan, 2) a planning process that is confirmed in accordance with section 4350 of this title, and 3) adopted bylaws and regulations in accordance with sections 4414, 4418, and 4442 of Title 24 V.S.A. RPC CONFIRMATION LETTER.ATTACHED; NEWLY-ADOPTED BYLAWS (1/8/2024) ON FILE WITH DHCD</p>	<p>The applicant included a letter from RPC on confirmation status dated 12/12/23 and current regulations are on-file with DHCD.</p>
<p>2. Preapplication meeting. Applicant met with Department staff to review the program requirements, review a draft application completed by the applicant, and to discuss the proposed boundaries of the neighborhood development area on DATE:TBD Initial meeting 4/20/23, follow-ups on 12/14/23 & 1/11/24.</p>	<p>A preapplication meeting with DHCD staff took place.</p>

3. NDA location. The proposed NDA is mapped within a neighborhood planning area or a designated growth center. **ATTACH MAP.**

AND IF NOT

One or more areas of land extending beyond the delineated neighborhood planning area may be approved if:

(A) including the extended area beyond the neighborhood planning area is consistent with the statewide planning goals (24 V.S.A. section 4302). **EXPLAIN:**

Waitsfield's proposed NDA is anchored by Waitsfield Village's Neighborhood Planning Area and is inclusive of the adjacent Irasville Village District (IVD). Given their proximity, historic land use patterns, and current values, Waitsfield Village & Irasville operate seamlessly as the town's interconnected "twin villages." The 2023 Waitsfield Town Plan notes the following about the IVD (12-11): "The **purpose** of the Irasville Village District is to function as the Mad River Valley's primary commercial center and the town's growth center to enable coordinated expansion of residential development, shopping facilities, and other commercial uses that minimize traffic impacts, and which concentrate development into a more compact village setting. Development shall enhance traditional Vermont village patterns and Vermont vernacular design, and maintain continuity with Waitsfield Village. The traditional village pattern shifts away from automobile-oriented development in favor of a denser, more pedestrian-oriented pattern."

The Neighborhood Development Area designation will augment several recent initiatives in Waitsfield regarding smart growth, infrastructure development, bylaw modernization, and land use planning that will help enact the vision for the IVD that is laid out in the 2023 Waitsfield Town Plan.

In 2020, a collaboration between the Mad River Valley Planning District (MRVPD), Doug Kennedy Advisors (DKA), and the towns of Waitsfield, Fayston, and Warren resulted in the *2020 Mad River Valley Housing Demand & Market Analysis* (Market Analysis). This analysis provided a detailed assessment of the current and future unmet housing demands, considering specific supply and demand factors of the Mad River Valley, and built off of the existing data within the 2017 Mad River Valley Housing Study and the Mad River Valley Annual Data Report. It offered community leaders essential insights for shaping MRV-specific housing policy alternatives,

The proposed NDA and neighborhood planning area are identified on map and the NDA is NOT limited to the neighborhood planning area (growth center) boundary, which extends 0.25 miles from the exterior perimeter of the designated New Town or Village Center, 0.5 miles from the exterior perimeter of the designated Downtown or is within a designated growth center.

At least 80% and no fewer than 7 members of the Downtown Board reviewing the NDA agree that boundary meets criteria (A)-(D).

Staff advises that the criteria has been met, and notes that under (B) an additional constraint not noted in the narrative but included in the application maps is the presence of some conserved parcels within the planning area.

guiding development initiatives, and setting priorities. The Market Analysis identified an immediate market-wide housing need for approximately 365 households, with an additional future need of roughly 85 households, representing a total of 450 households. Much of this immediate and future need would be anticipated in the IVD, as laid out in Waitsfield's Town Plan.

As a result of FY22 Bylaw Modernization Grant support from DHCD, the Waitsfield Planning Commission (PC) undertook a process in November 2022 to review and revise Town zoning bylaws, with a specific focus on Waitsfield Village and Irasville. This project was a key step to ensuring that a significant amount of the unmet housing need previously identified could be accommodated in Waitsfield's Irasville Village District as dictated in Waitsfield's Town Plan.

To assist in this process, the PC secured the services of SE Group, a consultancy based in Burlington, VT. Early on in the process, the PC identified three primary focus areas for revising zoning bylaws, supported by the goals and recommendations of the Waitsfield Town Plan:

- To address a local shortage of housing
- To promote "vibrant villages" with a lively, neighborhood feel
- To create walkable development in village areas

These zoning bylaw revisions were accepted by the Waitsfield Selectboard at its meeting of 1/8/24. Key enhancements include raising the threshold for conditional approval of small residential developments to five units, reclassifying low-impact commercial activities to permitted uses, and adding cottage court-style dwellings as a conditional use. Dimensional standards were adjusted to reduce minimum lot sizes to $\frac{1}{5}$ of an acre, supporting denser village-style development and aligning with S.100 provisions. Additional changes seek to improve neighborhood aesthetics and walkability, such as repositioning parking areas and modifying building facades and entrance orientations. These adjustments, coupled with minor updates to the zoning map, are tailored to fulfill the Irasville Village District's vision and the broader objectives of the Neighborhood Development Area Application.

The final piece to enabling this higher concentration of development within the Irasville Village District is the creation of a municipal

wastewater system, which the Town of Waitsfield is presently engaged in.

Waitsfield conducted a Wastewater and Water Feasibility Study in 2022, which explored options for infrastructure improvements, wastewater solutions, and the potential expansion of water service connections for Irasville and Waitsfield Village. As a next step, during the 12/5/22 Selectboard Meeting, Waitsfield accepted the recommendation of its hired consultant, Dubois & King (D&K), to proceed with a Preliminary Engineering Report (PER) for the Feasibility Study scenarios 5B (development of wastewater treatment and disposal) and 2 (connection of remaining individual wells in Waitsfield Village to the municipal water system).

Through a collaboration between the Town of Waitsfield, D&K, engaged community members, and the Mad River Valley Planning District, the PER was developed through 2023 and finalized by the Vermont Department of Environmental Conservation (DEC) on 12/20/23. In January 2024, the project advanced to the next phase, commencing with 30% Final Design of the wastewater system proposed in the PER. A municipal bond vote for the wastewater system is being planned for summer 2024, anticipating construction in 2025/26. The incorporation of the IVD in Waitsfield's NDA is in strategic alignment with the 2023 Waitsfield Town Plan, which recognizes this area, in conjunction with Waitsfield Village, as the location within the Mad River Valley best suited for compact development of housing near shops and services. The proposed NDA area is supported by the historical continuity of Waitsfield's twin villages as well as extensive recent planning efforts, including the 2020 Mad River Valley Housing Demand & Market Analysis, the recent modernization of Waitsfield's zoning bylaws, and the advancement of a municipal wastewater system. These coordinated efforts highlight the IVD's suitability for the NDA, ensuring it meets the needs of the community while adhering to the state's vision for sustainable and focused development.

(B) residential development opportunities within the neighborhood planning area are limited due to natural constraints and existing development. **EXPLAIN:** Residential development opportunities within the neighborhood planning area are restricted due to natural constraints insofar as the Village is bounded by the Mad River (and its associated floodplain/river corridor) to the east and steep slopes to the west. As evidenced by the attached mapping, there are also

functioning wetlands throughout the planning area that limit development opportunities. Irasville encompasses approximately 190 acres of land within the Town of Waitsfield bordering Route 100 on the east and west sides, from the Fiddlers Green Shopping Center to the edge of Waitsfield Village Historic District in the Mad River Valley. To the northwest of Route 100, the terrain slopes gently to the east or southeast. Irasville is bounded by the Waitsfield-Fayston town line, which runs along the toe of steeper slopes to the northwest. To the southeast of Route 100, Irasville is bounded by the Mad River. A steep 20 to 35-foot high terrace escarpment runs through this portion of the proposed NDA, but above and below the escarpment, slopes are moderate to gentle.

(C) the extended area represents a logical extension of an existing compact settlement pattern and is consistent with smart growth principles. **EXPLAIN:** The extended area represents a logical extension of Waitsfield Village's classic New England development pattern characterized by a compact development center, dominant public buildings, and a contrast between the village and surrounding countryside. The area includes Irasville, which is the result of farsighted land use policies and private investment initiated in the 1970s and continuing through today. Irasville was envisioned as a compact, mixed-use village serving the commercial, cultural, and housing needs of the MRV. Over 80 residential dwellings have been constructed in Irasville since the 1970s. The functioning of this area as a compact and walkable area has been supported by strategic infrastructure improvements, including road construction to establish a partial grid street network, and extensive sidewalk, boardwalk, and accessible trail construction providing pedestrian access within Irasville and a pedestrian connection to historic Waitsfield Village. The area is served by a municipal water system, which came on line in 2012.

The lack of community wastewater infrastructure has been the primary contributing factor to the area's fragmented development pattern and limited capacity to accommodate growth. This is being addressed through the Waitsfield Community Wastewater Project, currently in 30% Final Design and poised for a bond vote this summer. This impending wastewater infrastructure, in conjunction with the benefits of the NDA, will unlock the area's potential and implement the community's desire for new homes in this

development-ready location near shops and services, further reducing pressure to develop on farm and forest land.

(D) the extended area is adjacent to existing development.

EXPLAIN: The proposed NDA wraps around the Waitsfield Village Designated Center to the north and is anchored by its Neighborhood Development Area. Not only is the proposed NDA adjacent to existing development, Irasville supports a full range of land uses, including the valley's principal commercial and service enterprises, a mix of single and multi-family dwellings (including several upper-story apartments), office space for a range of professional and business enterprises, and a limited amount of light manufacturing space.

4. Walking distance. The proposed NDA consists of those portions of the neighborhood planning area that are generally within walking distance from the municipality's downtown, village center, or new town center designated under this chapter or from locations within the municipality's growth center designated under this chapter that are planned for higher density development.

EXPLAIN:

The NDA consists of areas that are within walking distance from the Village Center. The Neighborhood Planning Area (NPA) is directly adjacent to the NDA and includes an existing residential area immediately east of the Big Eddy Covered Bridge. This existing neighborhood is within the Village Residential District (VRD) and National Register District, and is served by existing sidewalks. The NPA area to the west is all located within the VRD and directly adjacent to the existing Village Center. The entirety of the VRD, which includes these two portions of the proposed NDA, is planned for higher density as detailed in Waitsfield's recently approved zoning bylaws (i.e. 1/5 acre minimum lots).

The portion of the NDA that includes the Irasville Village District (IVD) is the result of farsighted land use policies and private investment supporting a compact, mixed-use village serving the commercial, cultural, and housing needs of the MRV. The functioning of this area as a compact, walkable, and connected area has been supported by strategic infrastructure improvements over the past 30 years, including road construction to establish a partial grid street network, construction of ADA accessible sidewalks within and connecting the twin villages, an extensive boardwalk system, and safe crossing infrastructure providing confident pedestrian experiences within Irasville and connection to the adjacent Designated Waitsfield Village Center.

The IVD is planned for even higher densities than current, to be made possible through the recent passage of Waitsfield's amended zoning bylaws described previously (i.e. 1/5 acre minimum lots) and implementation of wastewater infrastructure planned for implementation in 2025.

The proposed NDA abuts the Village Designated Center and as such is within a very short walking distance. The proposed NDA incorporates the area specifically identified as part of the hub for residential and related development for the Mad River Valley (Waitsfield, Fayston, Warren, and Moretown). The zoning bylaw revisions in Waitsfield were accepted by the Waitsfield Selectboard

The proposed NDA is generally within a 10-minute walk of the designated center and planned for higher density development.

during its meeting of 1/8/24. Key changes include raising the threshold for conditional approval of small residential developments to five units, reclassifying low-impact commercial activities to permitted uses, and adding cottage court-style dwellings as a conditional use. Dimensional standards were adjusted to reduce minimum lot sizes to $\frac{1}{5}$ of an acre, supporting denser village-style development and aligning with S.100 provisions. Additional changes will improve neighborhood aesthetics and walkability, such as repositioning parking areas and modifying building facades and entrance orientations. These adjustments, coupled with minor updates to the zoning map, are tailored to fulfill the Irasville Village District's vision and the broader objectives of the Neighborhood Development Area Application.

The final piece to enabling this higher concentration of development within the Irasville Village District is the creation of a municipal wastewater system, which the Town of Waitsfield is presently engaged in. Through a collaboration between the Town of Waitsfield, D&K, engaged community members, and Mad River Valley Planning District, the final PER was submitted to the Vermont Department of Environmental Conservation (DEC) on 12/1/23. The project is currently on schedule, with the next phase of the project to include the 30% design phase which will develop design drawings of the future municipal wastewater system.

<p>5. Flood hazards. The proposed NDA consists of those portions of the neighborhood planning area that are appropriate for new and infill housing, excluding identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in §29-201 of the Vermont Flood Hazard Area and River Corridor Rule. IF the proposed NDA includes flood hazard areas or river corridors, the local bylaws contain provisions consistent with Agency of Natural Resources rules, required under 10VSA754(a) to ensure that new infill development within a neighborhood development area occurs outside the floodway and will not cause or contribute to fluvial erosion hazards within the river corridors, local bylaws shall also contain provisions to protect river corridors outside the neighborhood development area. EXPLAIN AND MAP (IF APPLICABLE): River corridor, flood hazard, and fluvial erosion areas are identified on the attached maps and have been excluded from the proposed NDA.</p>	<p>Flood hazard and river corridor areas are identified on map and excluded from the NDA.</p>
<p>6. Natural resources. The proposed NDA balances local goals for future land use, the availability of land for housing within the neighborhood planning area, and smart growth principals to determine areas most suitable for infill housing by avoiding or minimizing to the extent feasible the inclusion of "important natural resources" as defined in 24 V.S.A. § 2791(14). If an "important natural resource" is included within a proposed NDA, the applicant shall identify the resource, explain why the resource was included, describe any anticipated disturbance to such resource, and describe why the disturbance cannot be avoided or minimized. EXPLAIN AND MAP (IF APPLICABLE): The proposed NDA has been mapped to exclude important natural resources inclusive of headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forestlands, and primary agricultural soils as reflected in the attached mapping.</p>	<p>Important natural resources present in the proposed NDA are identified on map and include agricultural soils, steep slopes, and wetlands. The NDA boundary feasibly avoids and minimizes disturbance to the resources.</p>

7. Complete streets.

(B) The proposed NDA is served by planned or existing transportation infrastructure that conforms with "complete streets" principles as described under [19 V.S.A. § 309d](#) and establishes pedestrian access directly to the downtown, village center, or new town center. **EXPLAIN AND/OR MAP:** The proposed NDA is served by an existing sidewalk network, as reflected in the attached mapping. The Town recently completed Bylaw revisions for Irasville and the Villages intended in part to improve walkability and connectivity in the Irasville district. For all village districts, the updated bylaws reduced the minimum lot size to 1/5-acre and made corresponding adjustments to reduce front setbacks, increased lot coverage, and increased maximum building footprint standards. These changes encourage walkable development that is of a similar density, scale, and character to existing village-style development, and will enable infill development opportunities.

In addition, the newly adopted Bylaws sought to promote a walkable and lively neighborhood feel, parking areas are identified to be located to the side or rear of new buildings, with front yard areas being limited to lawn area, landscaping, sidewalks, and/or public spaces. In addition, commercial buildings are to have their primary building façade and entrance facing the primary public street, and buildings have a minimum amount of glazed area (i.e., windows) to promote a natural connection to the street.

The new Bylaws are tailored to minimize excessively large parking areas that can negatively affect walkability, reducing the minimum number of parking spaces required for new residential developments, and bolstering provisions that encourage applicants to seek shared parking arrangements in lieu of constructing new on-site parking.

These efforts support years of walkability and pedestrian safety enhancements within the proposed NDA, much of which was initially identified in the 2017 Mad River Valley Active Transportation Plan (funded through the pilot round of the Better Connections Grant Program).

The proposed NDA is served by an existing sidewalk (& trail) network.

(For more detail see Complete Streets Checklist below)

8. Historic resources.

(C) The proposed NDA is compatible with and will reinforce the character of adjacent National Register Historic Districts, national or State register historic sites, and other significant cultural and natural resources identified by local or State government. **EXPLAIN AND MAP (IF APPLICABLE):** The attached map identifies all historic resources, including the Waitsfield Village National Register Historic District and contributing structures). The 2023 Town Plan states that “The preservation of the town’s historic and scenic character is important to promote tourism, to preserve the agricultural land base, to enhance recreational opportunities, and to protect important natural and cultural landscape features.” Goal 10.H-1 of the 2023 Town Plan states the Town’s goal to “Identify, protect and preserve Waitsfield’s cultural landscape and resources, including its traditional settlement pattern, historic built environment, and scenic features.” Policy 10.I-2 calls for the Town to “Preserve the integrity of historic buildings to the extent feasible while allowing for on-going use and maintenance.

Historic resources within the proposed NDA are identified on the application’s map and the municipal plan includes a statement of policy on the preservation of historic resources.

9. Residential densities. The municipal bylaws allow minimum net residential densities (densities allowed through the base zoning, not through bonuses or PUD-only [planned unit development] density calculations) within the NDA greater than or equal to four dwelling units per acre for all identified residential uses or residential building types, exclusive of accessory dwelling units, or not fewer than the average existing density of the surrounding neighborhood, whichever is greater. See the methodology for calculating density on page 10 of the [NDA Application Guide](#). Regulations that adequately regulate the physical form and scale of development may be used to demonstrate compliance with this requirement.

The attached map includes zoning boundaries for all districts within the proposed NDA, which consists of the Irasville Village District (IVD) & Village Residential District (VRD). Allowable densities for all residential building types, exclusive of accessory dwelling units, is 1/5 acre (up to 5 units per acre) within both of these districts. 1/5 acre is more permissive than the required net minimum residential density of 4-units per acre. This 1/5 acre zoning was made possible through the passage of zoning bylaw revisions enacted by the Waitsfield Selectboard at its meeting of 1/8/24, supported through a FY22 Bylaw Modernization Grant. Prior to adoption, the minimum acreage for a parcel in the IVD was 1-acre and VRD 1/2-acre.

Residential densities allowed by the bylaws in the proposed NDA exceed the established minimum of 4, including min. lot sizes.

NAME ZONING DISTRICT(S) & RESIDENTIAL DENSITY ALLOWED

Irasville Village District	<p style="text-align: center;">dwelling units per acre</p> <p>1/5-acre zoning (up to 5 units per acre): This is greater than the required net minimum of residential density of 4 units per acre. Prior to adoption of the 2024 Zoning Bylaws, the minimum acreage for a parcel in this district was 1-acre.</p>
Village Residential District	<p style="text-align: center;">dwellings units per acre</p> <p>1/5-acre zoning (up to 5 units per acre): This is greater than the required net</p>

	<p>minimum of residential density of 4 units per acre. Prior to adoption of the 2024 Zoning Bylaws, the minimum acreage for a parcel in this district was 1/2-acre.</p>	
<p>10. Energy conservation. Residents hold a right to utilize household energy conserving devices (such as clotheslines). EXPLAIN if the municipality imposes prohibitions. The Town's bylaws do not prohibit energy saving devices.</p>	<p>Municipality's regulations do not prohibit energy saving devices.</p>	
<p>11. Design guidelines. Local bylaws, regulations, and policies applicable to the NDA substantially conform to the neighborhood design guidelines developed by the Department. COMPLETE CHECKLIST BELOW AND REPORT ON SCORES (8 of 10 criteria in each category must be met to qualify for NDA):</p> <p>Complete Streets: <u> 9 </u> of 10 Building and Lot Patterns: <u> 10 </u> of 10</p>	<p>9 of 10 complete street policies and 10 of 10 pattern policies ensure that all investments contribute to a built environment that enhances the existing neighborhood character and supports pedestrian use; ensure sufficient residential density and building heights; minimize the required lot sizes, setbacks, and parking and street widths; and require conformance with "complete streets" principles, street and pedestrian connectivity, and street trees.</p>	

<p>12. Maps. The application includes ATTACHED map or maps that, at a minimum, identify:</p> <p>(A) "important natural resources" as defined in 24 V.S.A. § 2791(14); MAP ATTACHED</p>	<p>Maps identifying the proposed NDA boundary and each element are attached.</p>
<p>(B) existing slopes of 25 percent or steeper; MAP ATTACHED</p>	
<p>(C) public facilities, including public buildings, public spaces, sewer or water services, roads, sidewalks, paths, transit, parking areas, parks, and schools; MAP ATTACHED</p>	
<p>(D) planned public facilities, roads, or private development that is permitted but not built; MAP ATTACHED</p>	
<p>(E) National Register Historic Districts, national or State register historic sites, and other significant cultural and natural resources identified by local or State government; MAP ATTACHED</p>	
<p>(F) designated downtown, village center, new town center, or growth center boundaries as approved under this chapter and their associated neighborhood planning area in accordance with this section; MAP ATTACHED</p>	
<p>(G) delineated areas of land appropriate for residential development and redevelopment under the requirements of this section. MAP ATTACHED</p>	
<p>13. Completeness. The application includes the information and analysis required by the Application Guide.</p>	<p>The application is complete and includes the information required by the guidelines.</p>

Neighborhood Design Checklists

Please fill in the right column with information about the municipal plans, policies and regulations that address the 10 guidelines for promoting good neighborhood design in each of the two required checklists. DHCD will total the number of positive (Y) responses for the score at the bottom of the checklist.

Complete Streets Guidelines	Provisions Adopted by the Municipality?	
	Y/N	Cite and link to local plan, regulation, or policy. Note how regulations apply (e.g. all development, district-specific, site plan, and/or subdivision).
<p>1. Require that provisions be made for the extension of the street and pedestrian network into existing streets and adjacent, undeveloped land.</p>	Y	<p>Subdivision Regulations: Section 3.6 (D)(1) (applies to subdivisions within Irasville and Village Districts) Subdivision Regulations: Section 3.6 (G)(4) (applies to all subdivisions) <i>Town Plan: Policy 8.F-8 (applies to all subdivision)</i></p>
<p>2. Existing or planned pedestrian facilities (such as sidewalks/paths) service the proposed NDA. Planned facilities are identified in the municipal plan, official map, other planning document or the capital budget and program.</p>	Y	<p>Existing sidewalks and paths service the proposed NDA (see attached Irasville Sidewalk Map)</p> <p>Planned pedestrian facilities: Subdivision Regulations: Section 3.6 (D)(1) (applies to subdivisions within Irasville and Village Districts)</p> <p><i>Town Plan: Trails/Paths</i></p> <p><i>Town Plan: Policy 7.K-11 (applies to all districts)</i></p> <p><i>Town Plan: Policy 8.F-12 (applies to Irasville and Village Districts)</i></p> <p><i>Town Plan: Policy 8.F-13</i></p> <p><i>Town Plan: Land Use (Irasville Village District)</i></p>

<p>3. Require sidewalks or pedestrian facilities for new development, both connecting to buildings on-site and to off-site pedestrian facilities.</p>	<p>Y</p>	<p>Zoning Bylaws: Section 5.03 (D)(a),(b) (applies to new development within Irasville and Village Districts)</p> <p>Town Plan: Policy 8.F-12 (applies to Irasville and Village Districts)</p> <p>Planned pedestrian facilities: Subdivision Regulations: Section 3.6 (D)(1) (applies to subdivisions within Irasville and Village Districts)</p> <p>Town Plan: Policy 8.F-13</p>
<p>4. Have plans or regulations in place that address the need for bike facilities (such as bike paths and lanes or multi-use paths) where appropriate.</p>	<p>Y</p>	<p>Town Plan: Policy 8.F-1 (applies to all new development)</p> <p>Town Plan Policy 8.F-4 (applies to all new development)</p> <p>Town Plan: Policy 8.F-12 (applies to Irasville and Village Districts)</p> <p>Town Plan: Land Use (Irasville Village District)</p> <p>Town Plan: Policy 12.E-7 (applies to Irasville and Village Districts)</p>
<p>5. Require street trees, lighting and green strips along streets for new developments.</p>	<p>Y</p>	<p>Town Plan Policy 8.F-4 (applies to all new development)</p> <p>Zoning Bylaws: Section 5.03 (D)(7) (applies to all districts)</p> <p>Subdivision Regulations: Section 3.3 (J) (applies to all subdivisions)</p> <p>Town Plan: Land Use (Irasville Village District)</p>
<p>6. Require new streets to be as narrow as possible (such as having specifications for travel lanes that are 11 feet wide or narrower).</p>	<p>Y</p>	<p>Subdivision Regulations: Section 3.6 Table 3.1 (applies to all districts)</p>
<p>7. Regulate and minimize (1,000 feet or less) the length of cul-de-sacs or blocks</p>	<p>Y</p>	<p>Subdivision Regulations: Section 3.6 (B)(4)</p>

8. Require utilities to be placed underground in new developments.	Y	Subdivision Regulations: Section 3.8 (A)(1) <i>Town Plan: Land Use (Irasville Village District)</i>
9. Minimize the required off-street parking spaces. (Requiring two or more off street parking spaces per residential unit is excessive.)	Y	Zoning Bylaws: Section 3.09 Table 3.1 <i>Town Plan: Land Use (Irasville Village District)</i>
10. Allow for on-street parking.	N	Zoning Bylaws: Section 3.09 (A)(5) <i>Town Plan: Land Use (Irasville Village District)</i>
TOTAL SCORE (Min 8/10)	9/10	Number of YES responses (completed by DHCD staff)

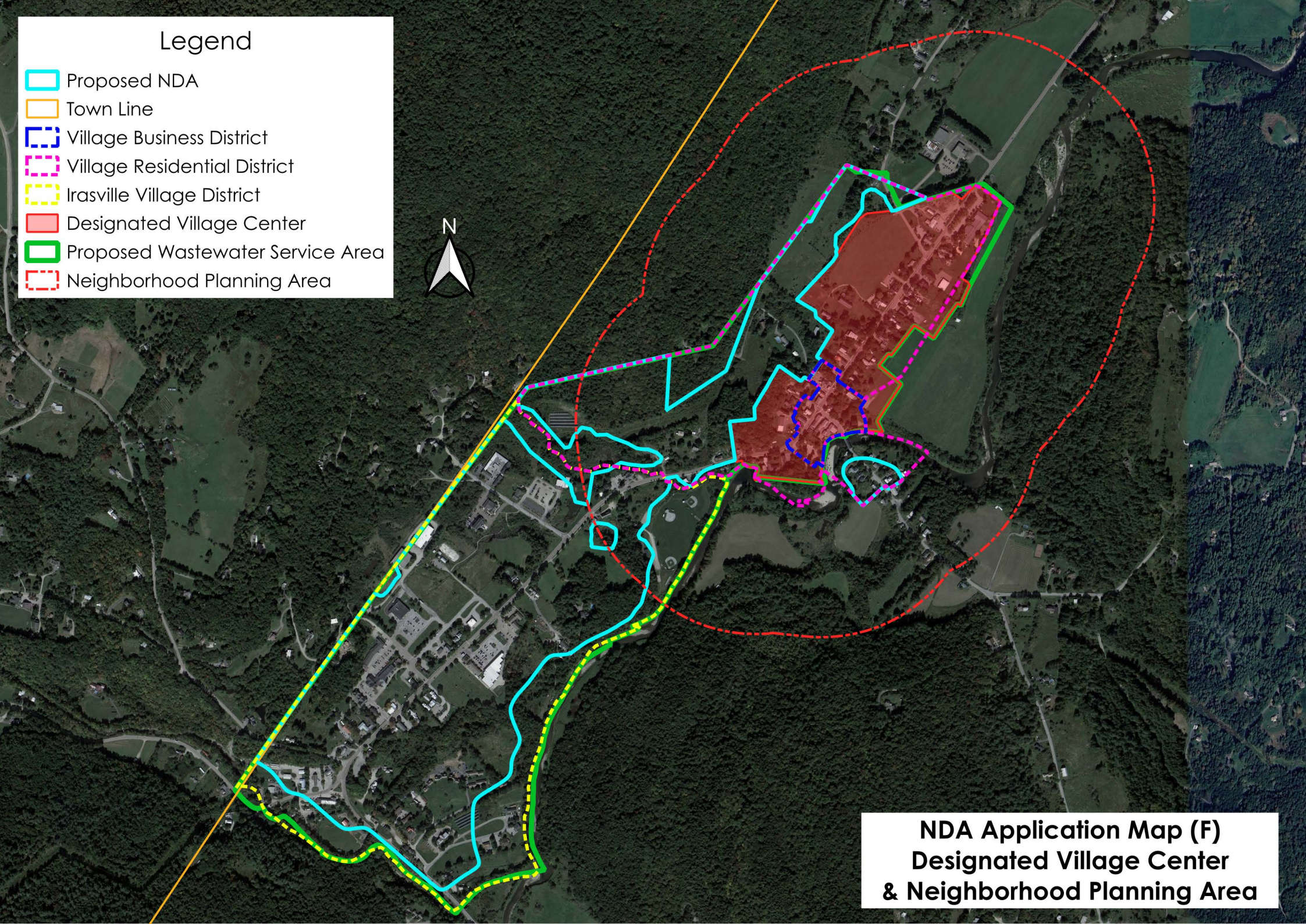
Building and Lot Patterns Guidelines	Provision Adopted by Municipality?	
	Y/N	Cite and link to local plan, regulation, or policy. Note how regulations apply (e.g. all development, district-specific, site plan, and/or subdivision).
1. Allow for a mix of housing opportunities (multi-family, duplex, and single-family, etc.) throughout the NDA.	Y	Zoning Bylaws: Table 2.03 (B)(C) (Irasville District) Zoning Bylaws: Table 2.02 (B)(C)(D) (Village Residential District)
2. Allow for small minimum lot sizes, requiring no more than ¼ acre per lot, or sizes similar to the existing small lot sizes in the area if less than ¼ acre.	Y	Zoning Bylaws: Table 2.03 (D) (Irasville Village District) Zoning Bylaws: Table 2.02 (F) (Village Residential District)
3. Allow for the adaptive re-use of single family residential buildings to multi-family units	Y	Zoning Bylaws: Section 3.03 (applies to all districts) Zoning Bylaws: Table 2.03 (B)(C) (Irasville District) Zoning Bylaws: Table 2.02 (B)(C)(D) (Village Residential District)

<p>4. Allow for infill development by minimizing dimensional requirements (whether traditional: lot size, frontage, lot coverage, etc. or form based: building form standards, frontage type standards, etc.).</p>	<p>Y</p>	<p>Zoning Bylaws: Table 2.03 (D) (Irasville Village District)</p> <p>Zoning Bylaws: Table 2.02 (F) (Village Residential District)</p> <p>Town Plan: Policy 12.E-4 (Irasville and Village Districts)</p> <p>Town Plan: Land Use (Irasville Village District)</p>
<p>5. Allow for building heights that enable diverse housing options (at least 3 functional floors).</p>	<p>Y</p>	<p>Zoning Bylaws: Table 2.03 (D) (Irasville Village District)</p> <p>Zoning Bylaws: Table 2.02 (F) (Village Residential District)</p>
<p>6. Require traditional neighborhood design by minimizing building setbacks (conforming to existing building lines if appropriate) or establishing maximum setbacks to prevent new development from being disconnected from the street.</p>	<p>Y</p>	<p>Zoning Bylaws: Table 2.03 (D)(E) (Irasville Village District)</p> <p>Zoning Bylaws: Table 2.02 (F)(G) (Village Residential District)</p> <p>Town Plan: Land Use (Irasville Village District)</p>
<p>7. Include provisions that ensure vehicles are not the dominant element facing a street, such as garages that are set back from the front wall of houses, multi-car parking or structured parking entrances that are setback or to the side or rear of buildings.</p>	<p>Y</p>	<p>Zoning Bylaws: Table 2.03 (E)(2) (Irasville Village District)</p> <p>Zoning Bylaws: Table 2.02 (G)(3) (Village Residential District)</p> <p>Zoning Bylaws: Section 309 (A)(3) (all districts)</p>
<p>8. Building design and landscaping requirements for building and landscape design that create spaces for pedestrians, such as buildings and trees lining a sidewalk or a green surrounded by buildings.</p>	<p>Y</p>	<p>Zoning Bylaws: Table 2.02 (G) (3) (Village Residential District)</p> <p>Zoning Bylaws: Table 2.03 (E) (2) (Irasville Village District)</p>

9. Include provisions that encourage primary building facades to be oriented to the street (such as requiring primary entrances face the street).	Y	<p>Zoning Bylaws: Table 2.03 (E)(4) (Irasville Village District)</p> <p>Zoning Bylaws: Table 2.02 (G)(5) (Village Residential District)</p>
10. Have provisions that minimize curb cuts and reduce their frequency, or other access management provisions that favor pedestrians.	Y	Zoning Bylaws: Section 3.02 (C) (1) (applies to all districts)
TOTAL SCORE (Min 8/10)	10/10	Number of YES responses (completed by DHCD staff)

Legend

- Proposed NDA
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Designated Village Center
- Proposed Wastewater Service Area
- Neighborhood Planning Area



**NDA Application Map (F)
Designated Village Center
& Neighborhood Planning Area**

Legend

- Proposed NDA
- Wastewater Service Preferred Alignment
- Sidewalks
- Multi-Use Trails
- Existing Roads
- Town Line
- Building Footprints
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center
- Neighborhood Planning Area



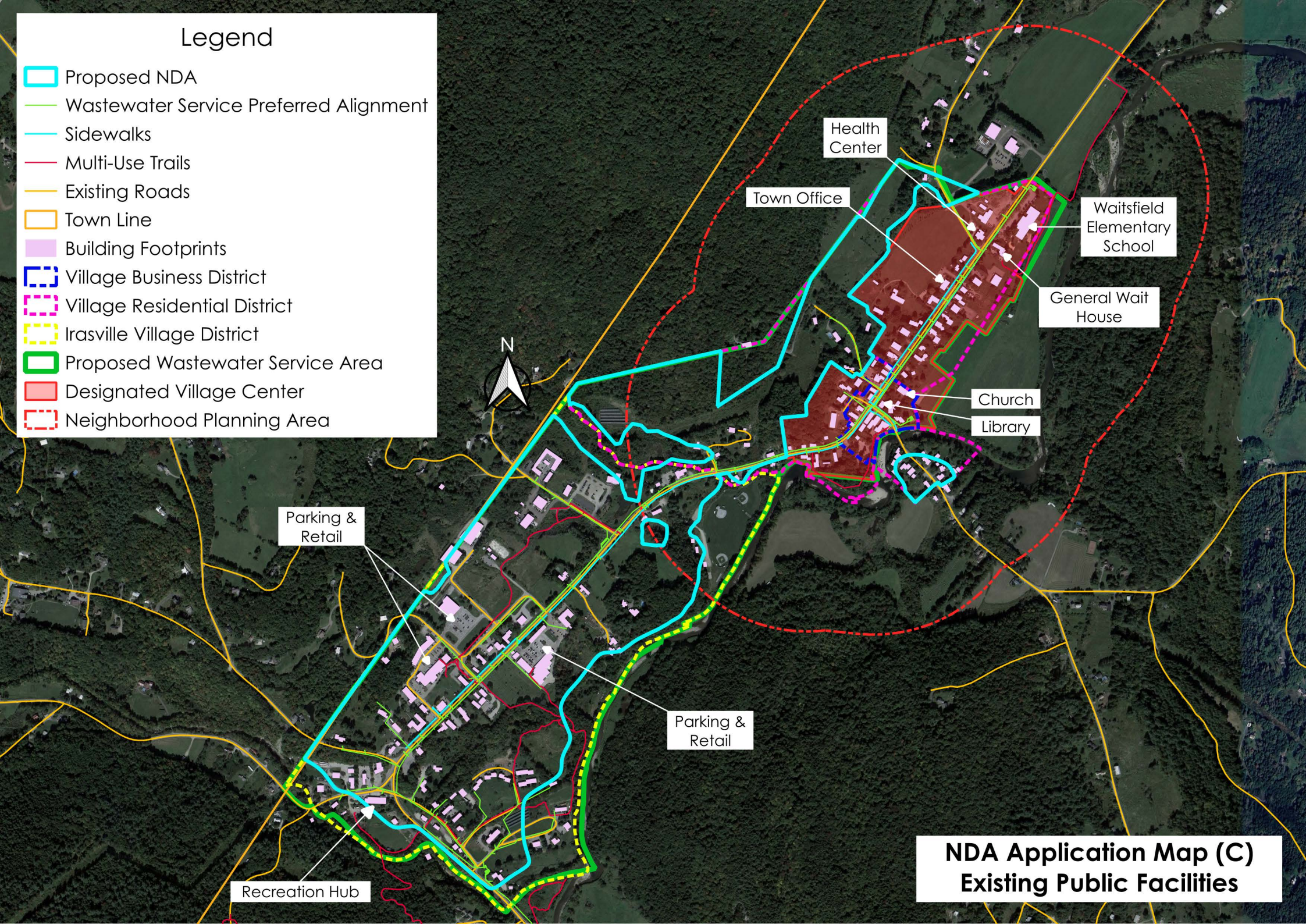
Health Center
Town Office
Waitsfield Elementary School
General Wait House
Church
Library

Parking & Retail

Parking & Retail

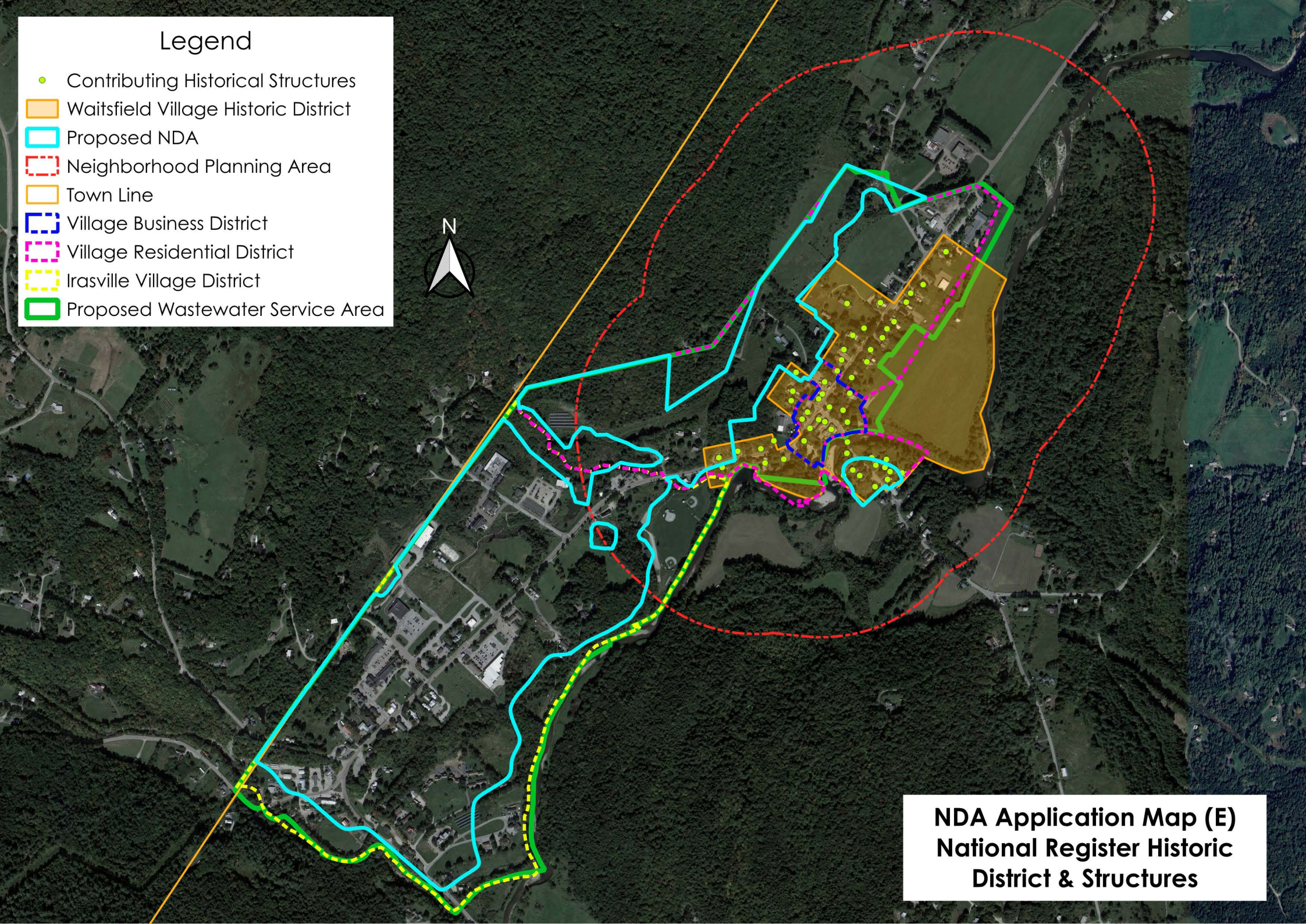
Recreation Hub

**NDA Application Map (C)
Existing Public Facilities**



Legend

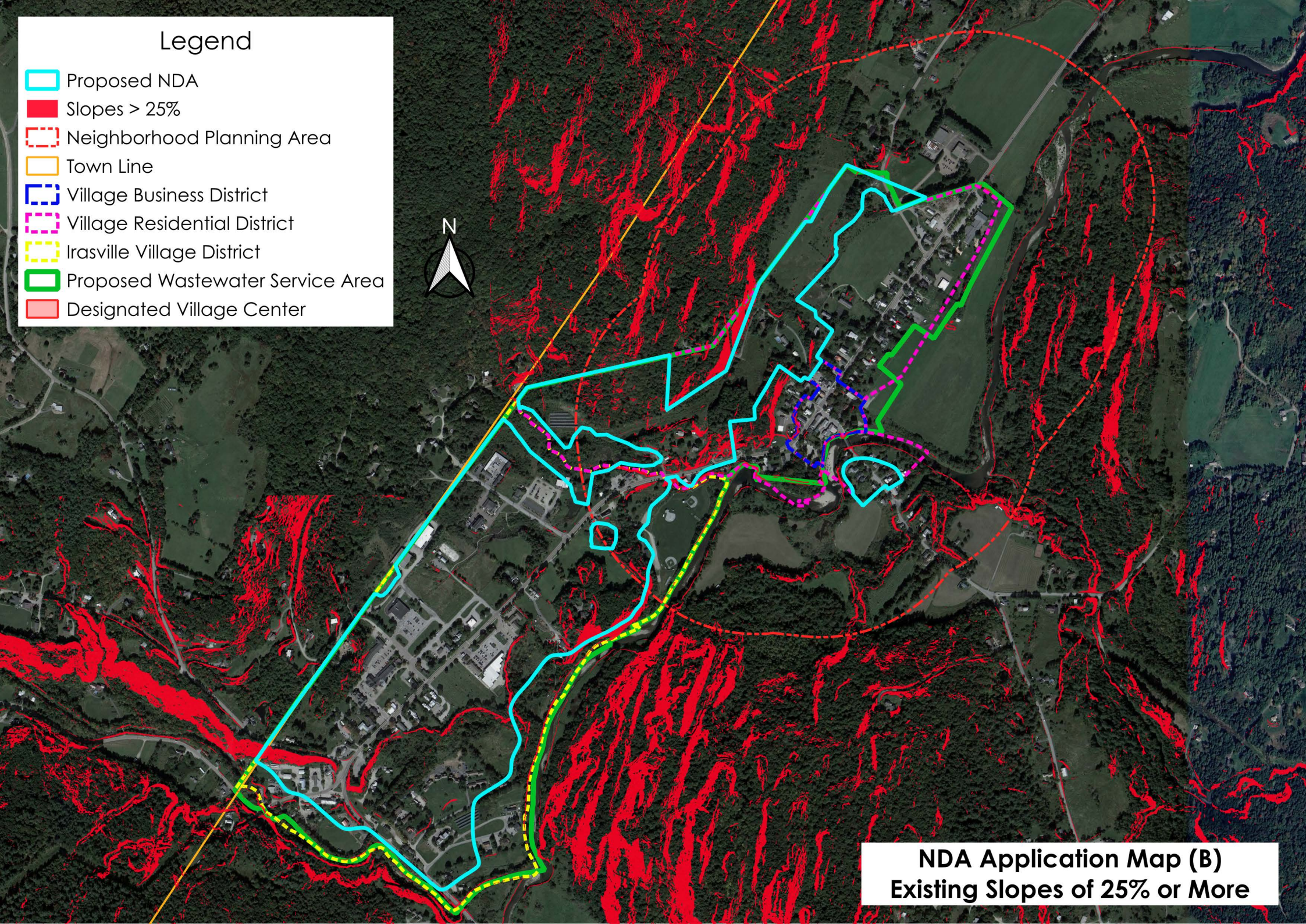
- Contributing Historical Structures
- Waitsfield Village Historic District
- Proposed NDA
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area



**NDA Application Map (E)
National Register Historic
District & Structures**

Legend

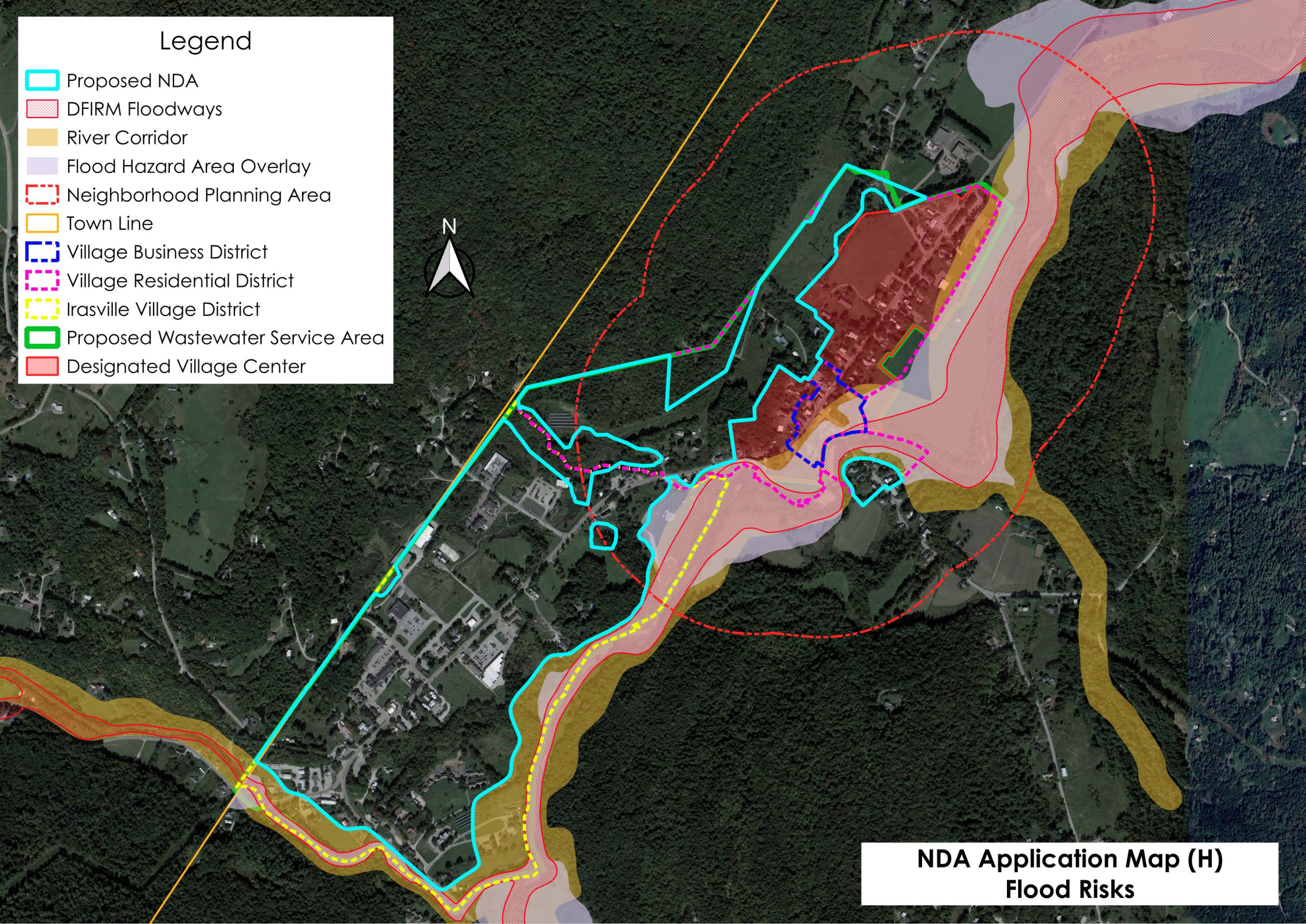
- Proposed NDA
- Slopes > 25%
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (B)
Existing Slopes of 25% or More**

Legend

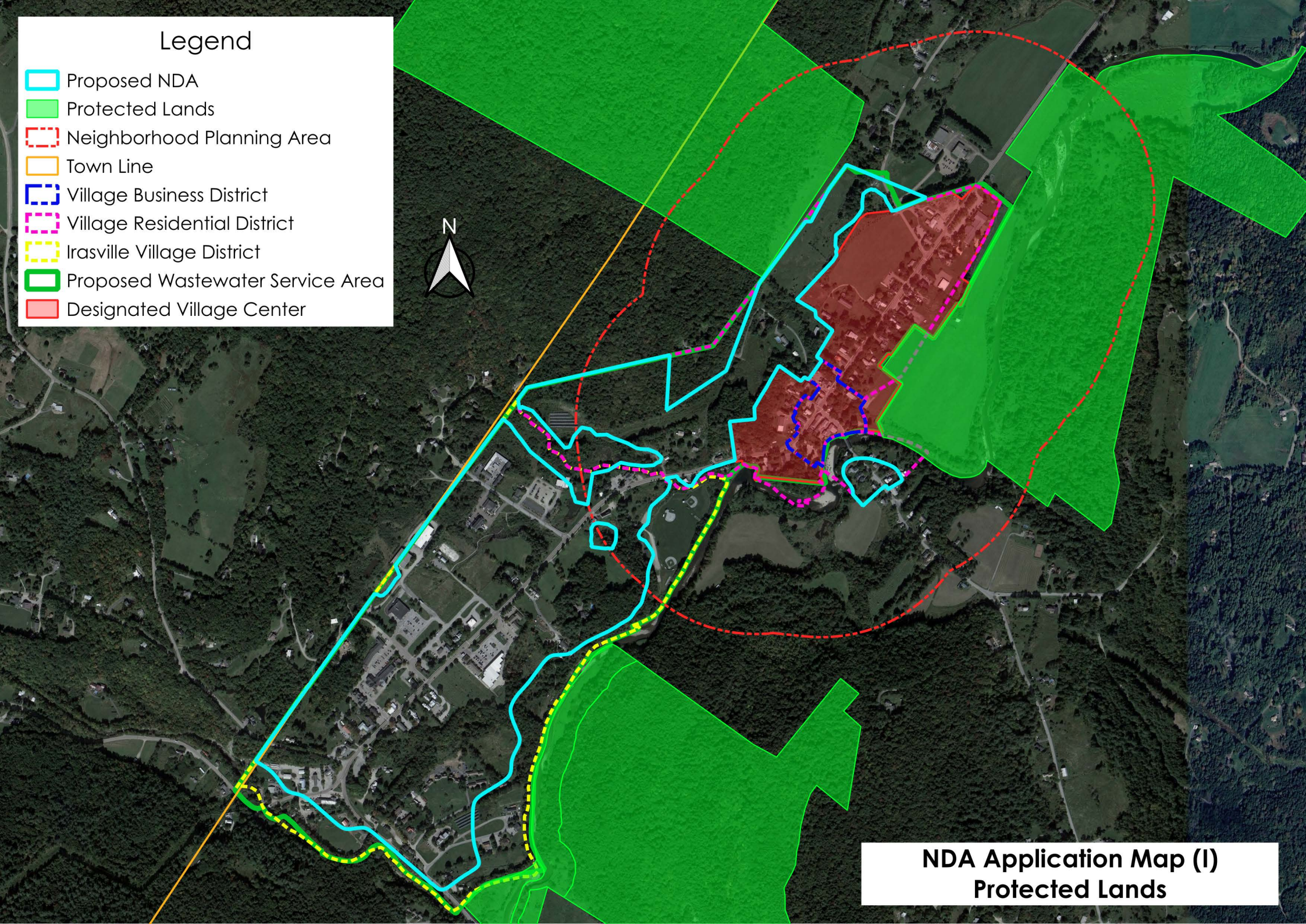
- Proposed NDA
- DFIRM Floodways
- River Corridor
- Flood Hazard Area Overlay
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (H)
Flood Risks**

Legend

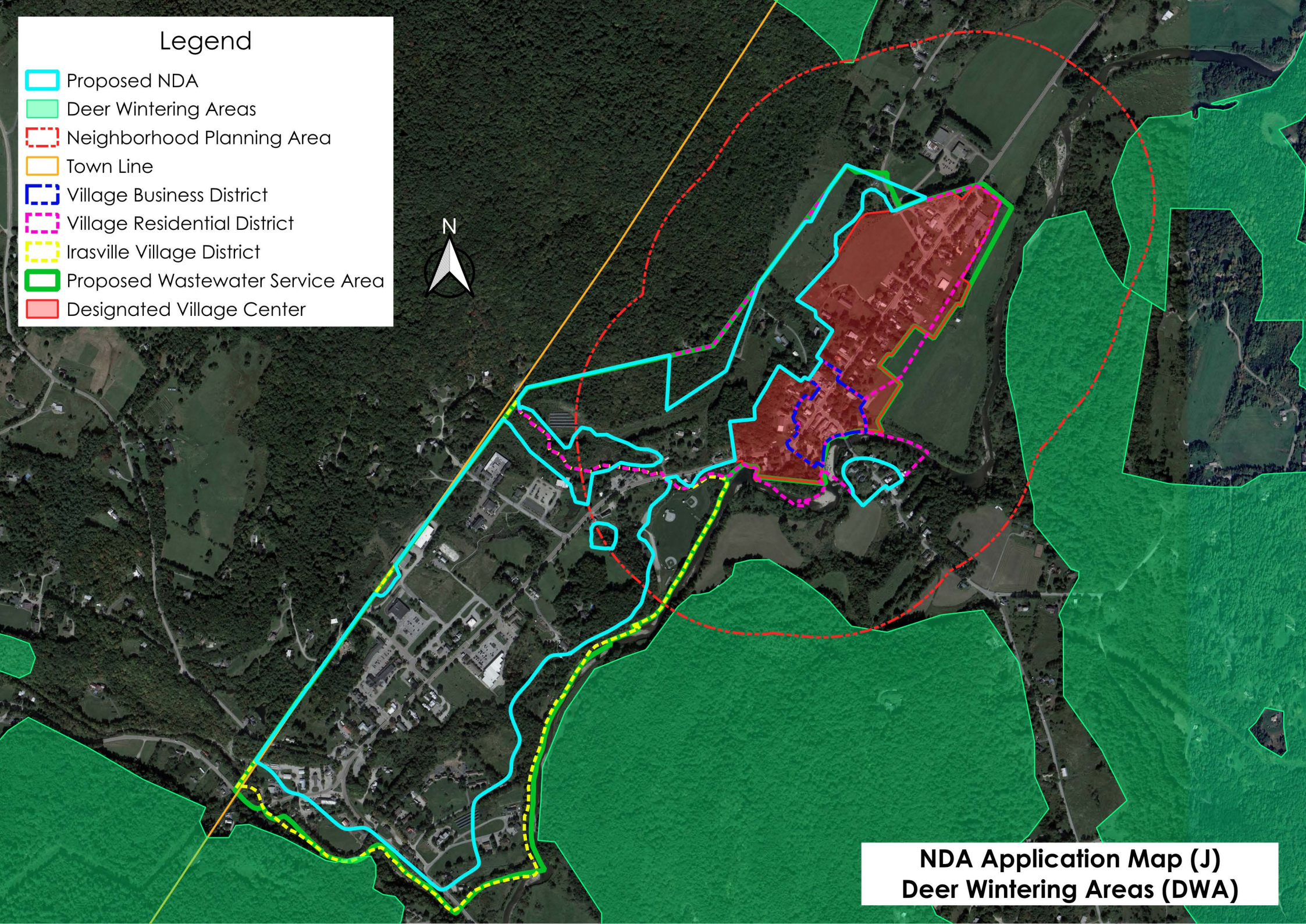
- Proposed NDA
- Protected Lands
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (I)
Protected Lands**

Legend

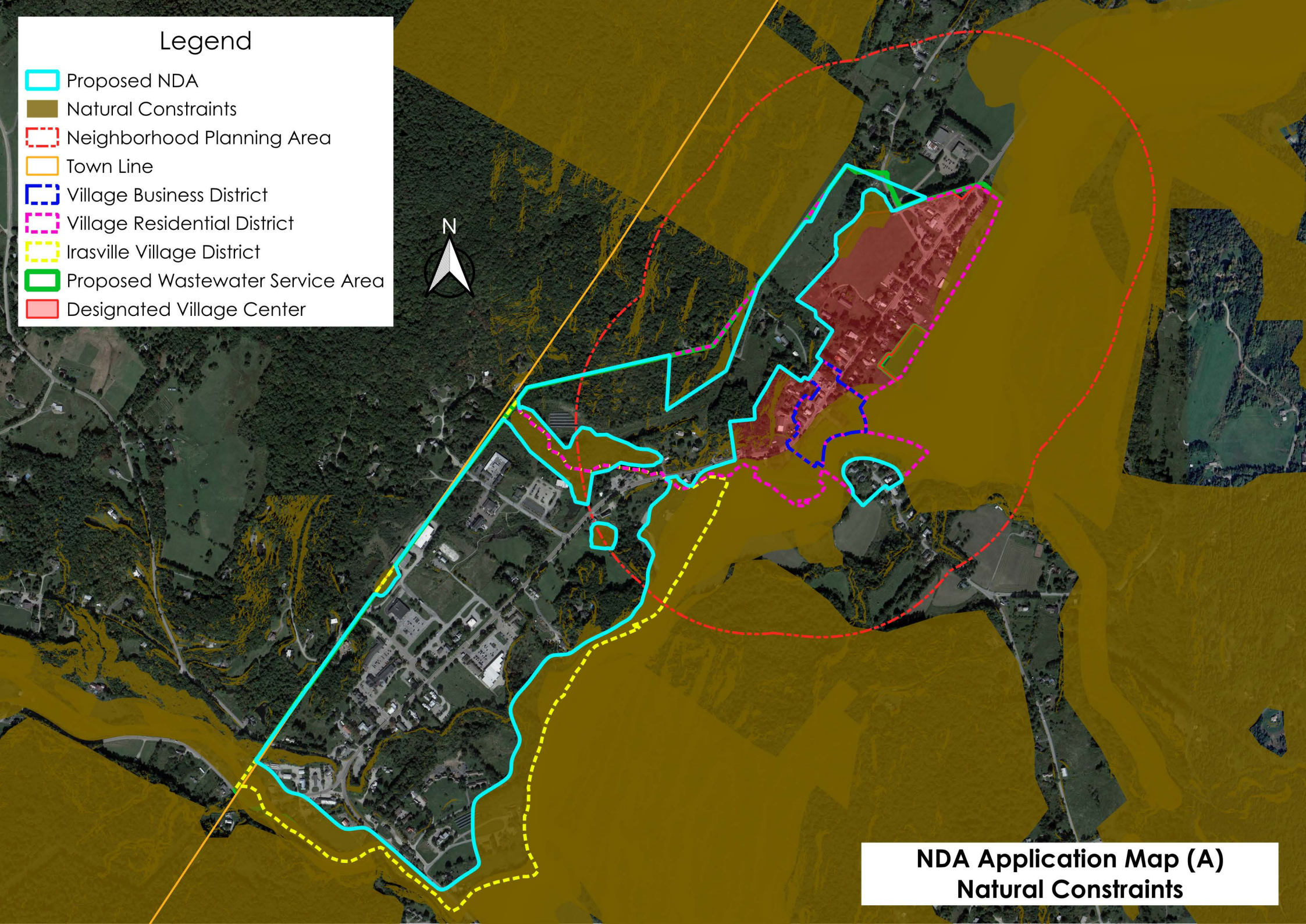
- Proposed NDA
- Deer Wintering Areas
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (J)
Deer Wintering Areas (DWA)**

Legend

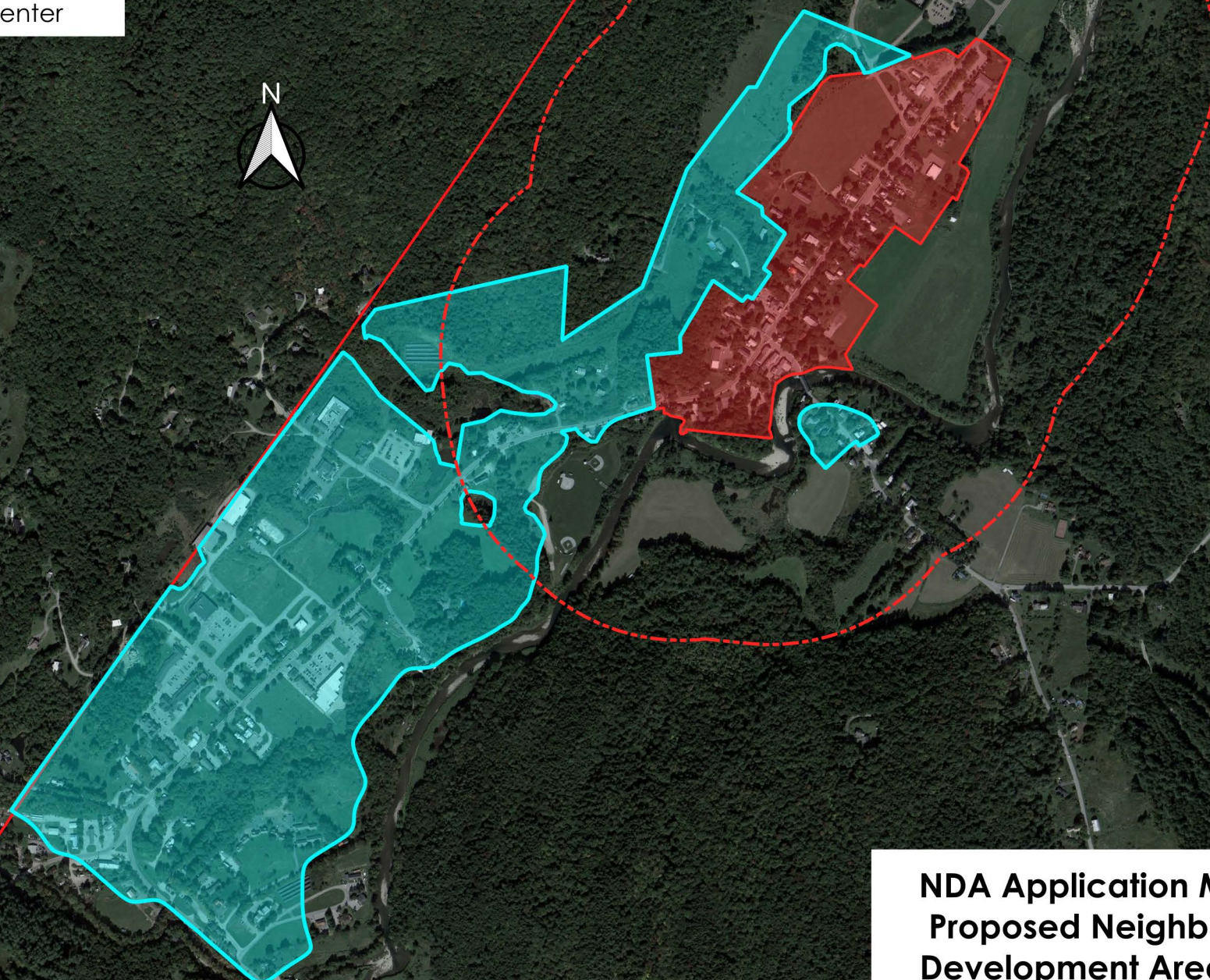
- Proposed NDA
- Natural Constraints
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (A)
Natural Constraints**

Legend

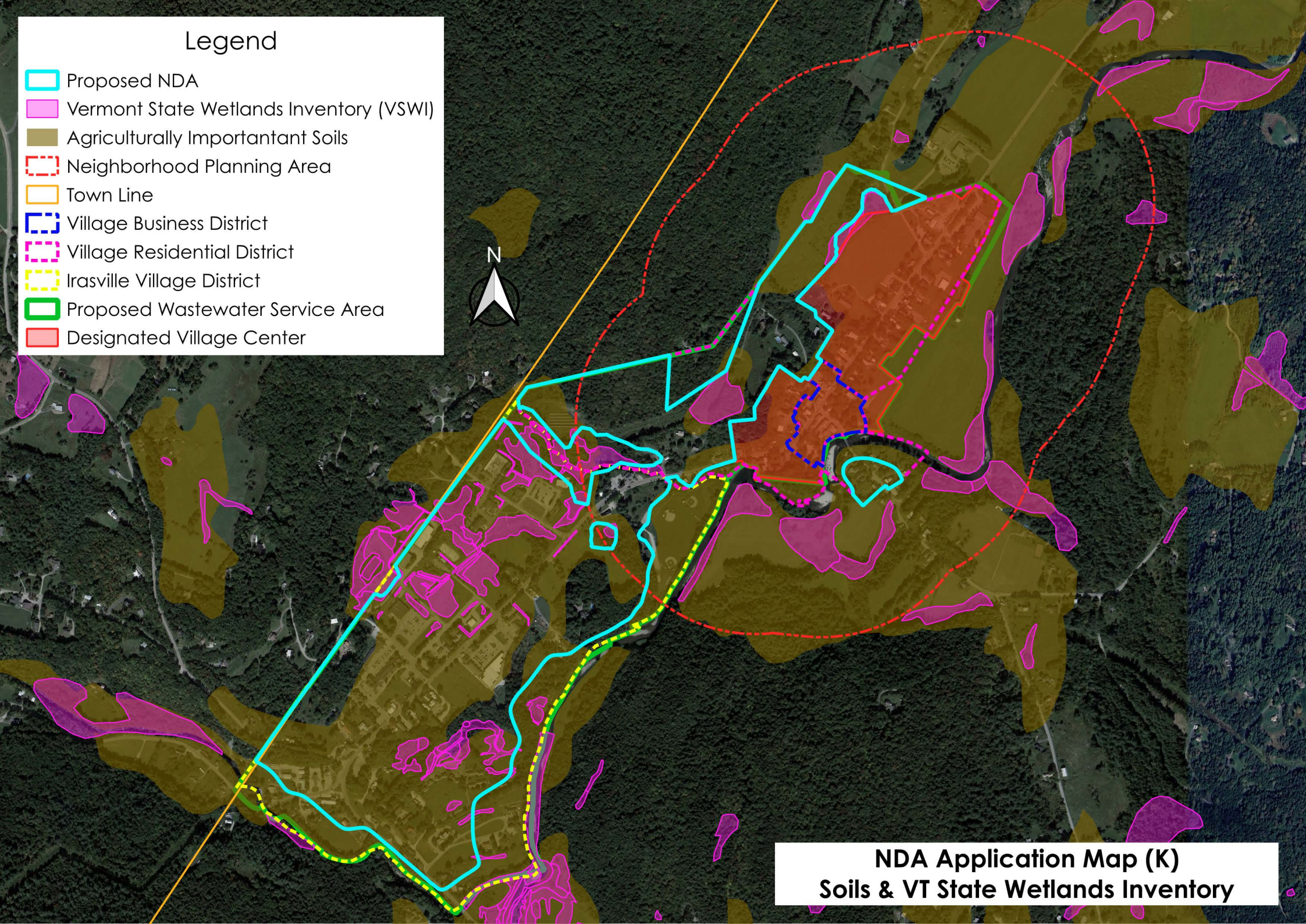
- Proposed NDA
- Neighborhood Planning Area
- Town Line
- designatedVillageCenter



**NDA Application Map (G)
Proposed Neighborhood
Development Area (NDA)**

Legend

- Proposed NDA
- Vermont State Wetlands Inventory (VSWI)
- Agriculturally Important Soils
- Neighborhood Planning Area
- Town Line
- Village Business District
- Village Residential District
- Irasville Village District
- Proposed Wastewater Service Area
- Designated Village Center



**NDA Application Map (K)
Soils & VT State Wetlands Inventory**