

**FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY JUNE 9, 2015**

Attending: DRB Members: Chuck Martel, Mike Quenneville, and Leo Cohen. ZA: John Weir.
Public: Richard Atkinson

The meeting opened at 6:01 pm.

Chuck Martel opened the hearing for application #3319 (parcel ID #11-077.000, located at lot 6 off Village Road, Fayston). Applicant Richard and Mary Lou Atkinson seek conditional use approval (Article 5) under Section 3.4(D) of the Fayston Land Use Regulations to construct a single family residence and a garage. Conditional use is required due to construction on slopes between 15-25%.

Chuck began the hearing by citing the review standards pursuant to Section 3.4 (D) (Standard 2) (steep slope development) and Sections 5.4 (A) and (B) (conditional use).

Leo moved to find the application complete and Mike seconded. All were in favor and the motion passed.

The applicant did not have the exact figure for the slope grade in the build site. Based upon the site plan, members calculated it to be approximately 19.2% in grade. The lot is 0.8 acres in size, and is constrained by wetlands. Accordingly, the placement of any building envelope is constrained by requisite setbacks from the wetlands, as well as front, side and rear setbacks. According to the application and site plan, the proposed building envelope is setback 65 feet from the centerline of Village Road, with a 25-foot setback from the left property line. Chuck asked the applicant whether the house site was definite. The applicant said that it mostly was, but might be tweaked by a foot or two here and there. Members warned the applicant that, due to the setback constraints, the build site couldn't be moved too much without encroaching beyond the distances set forth in the regulations. Should the envelope change such that required setback distances could not be met, the applicant would need to file a new application for a setback waiver.

Access is proposed via Village Road – a private, dirt road. The house as proposed is a 2,400 square foot structure with two bedroom and a walkout basement. Water supply will be via a private well with a one-inch water line. Power will be run underground. Lighting shouldn't matter much as there is vegetative screening blocking the proposed home from others around.

Leo moved to close the hearing, and Mike seconded. All were in favor and the motion passed. Leo moved to deliberate in public and Mike seconded. All were in favor and the motion passed. The Board would like to set the following conditions on approval: one, that proper stormwater runoff and erosion control measures be utilized during and after construction; two, that the applicant obtain and follow all state permits; and three, that all setback distances be met.

Leo moved to approve the application with the conditions, and Mike seconded. All were in favor and the motion passed.

Members then reviewed the Minutes of May 12, 2015. Leo moved to accept the Minutes and Mike seconded. All were in favor and the motion passed.

The meeting adjourned at 6:54 p.m.