

**FAYSTON DEVELOPMENT REVIEW BOARD**  
**MINUTES**  
**TUESDAY JUNE 13, 2017**  
**Unapproved**

Attending: DRB Members: Jon Shea (Chair), Kevin Wry, Mike Quenneville, Shane Mullen, Jim Halavonich. ZA: John Weir. Public: Laura Brines, Charlie Hosford, Peter Lazorchak

The meeting opened at 6:00 pm.

Jon Shea opened the hearing for application #3427 (parcel ID #07-066.000, located off 65 Marble Hill Road, Fayston). Applicant Mad River Path Association (MRPA) seeks approval under Article 3, Section 3.1 (D) of the Fayston Land Use Regulations (LURs) to replace a footbridge on the Mill Brook trail (on the land belonging to Kevin Begin).

Charlie Hosford explained the proposed project. Applicant seeks to rebuild the existing failed pedestrian footbridge over an unnamed brook behind the Tucker Hill Inn. The proposal is for a 32-foot timber deck and stringer footbridge. No heavy machinery will be used and there will be no excavation. The bridge will be made with pressure-treated wood and all materials will be brought in by hand.

Laura Brines added that a State Stream Alteration Permit had already been approved by Jaron Borg. Members were handed a copy of that permit.

Chair Shea asked whether there would be any abutments. Charlie responded no. Jon then asked about the height of the bridge over the brook. Charlie stated that it would be slightly higher than the existing failed bridge, specifically six (6) – seven (7) feet above the brook.

Kevin asked about the bridge structure. Charlie stated that there would be three girders and stringed along the sides.

Chair Shea then stated that, pursuant to Section 3.1 (D) of the Fayston LURs, the bridge must be certified by a licensed engineer. Members and applicant agreed that approval of the application could be conditioned upon such certification being received prior to issuance of the permit.

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

Shane asked if any other State permits were necessary aside from the Stream Alteration Permit. Laura responded that there were none.

Chair Shea then reviewed the conditional use criteria under Section 5.3. No site plan had been provided with the design specifications. Pursuant to Section 5.2 (B), the Board has the authority to waive certain application requirements if deemed unnecessary to approval. Kevin moved to waive the site plan requirement and Mike seconded. All were in favor and the motion passed.

Kevin moved to close the hearing and Shane seconded. All were in favor and the motion passed.

Peter Lazorchak wanted additional feedback on application #3410 (parcel ID #03-055.003, located off Center Fayston Road, Fayston). Applicant Paul May seeks approval under Article 7 of the Fayston Land Use Regulations for a major subdivision of one 376-acre lot into 10 lots. On behalf of the applicant was Peter Lazorchak. Peter described that his client, Paul May, is seeking to purchase the 376-acre lot from the John F. Pieper Revocable Trust. The project would involve creating eight (8) new residential house lots each roughly one acre in size. The eight houses would enjoy a common lot of approximately 26.7 acres. The remaining parcel would be roughly 341.2 acres and is expected to be permitted for an additional single family residence. The applicant wishes to create workforce housing on the eight one-acre lots.

Peter had revised the site plans subsequent to the April 4 preliminary sketch plan review. After the snow had melted, the terrain was more readily ascertainable. Peter adjusted the locations of the eight (8) clustered housing lots, and increased their size slightly. Septic system locations were also adjusted due to the presence of ledge and boulders. The Board preferred this site plan to the former and had no concerns. Peter will be back to present the application in a formal hearing later this summer.

Members then went into deliberative session to review the MRPA footbridge application.

Kevin moved to approve the minutes of May 30, 2017 and Mike seconded. All were in favor and the motion passed.

The meeting adjourned at 7:30 p.m.