

**FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY JULY 14, 2015**

Attending: DRB Members: Jon Shea, Chuck Martel, Mike Quenneville, and Kevin Wry. ZA: John Weir. Public: George McCain, Martin Patterson, Bill Elliot

The meeting opened at 6:01 pm.

Chair Jon Shea opened the hearing for applications #3332 and #3333 (parcel ID #07-006.000, located off 218 Mill Brook Road, Fayston). Applicant Martin Patterson seek conditional use approval under Article 2, Section 2.4, Table 2.4 (C) (11) of the Fayston Land Use Regulations for addition of a two-bedroom apartment to an existing house for a duplex.

The applicant explained that the proposed project is the construction of a secondary dwelling unit attached to the existing home. The proposed addition is a 2-bedroom, 2-story addition of the main house. Due to the square footage of the proposed addition, it could not qualify as an accessory dwelling unit but would essentially convert the existing home into a duplex.

Chair Shea inquired as to whether a wastewater permit had been applied for. The applicant stated that it had been approved, and John affirmed that the permit has been received by the town.

Chair Shea then reviewed the application to ensure that the requirements of Section 5.2 had been met. Chuck moved to find the application complete and Kevin seconded. All were in favor and the motion passed.

Chair Shea then inquired as to the square footages of the two homes. The existing home is approximately 2900 square feet, and the proposed two-bedroom addition would be 1,676 square feet.

Chair Shea then asked about the proximity of the addition to the visible wetlands on the site plan. George McCain stated that it was approximately 65 feet.

Chair Shea then reviewed the application pursuant to Section 5.4's review standards. The applicant's application included an addendum responding to these criteria. Chuck moved to find the application met the Section 5.4 criteria, and Kevin seconded. All were in favor and the motion passed. Chuck moved to close the hearing, and Kevin seconded. All were in favor and the motion passed.

Chair Shea opened application #3323 (parcel ID# 08-014, located at 2354 Mill Brook Road, Fayston). Applicant Lisle Gilbert seeks approval under Article 7 of the Fayston Land Use Regulations for a minor subdivision of 4.5-acre parcel into two lots of 3.3 acres and 1.1 acres. The parcel as it exists now consists of the Garrison (10-bedroom lodge with apartments) as well

as a house. The application proposes to siphon off a 1.1 acre parcel which would include the house, with a separate 3.3 acre parcel that would encompass the lodge.

As of the time Chair Shea opened the application, neither the applicant nor his representative was present. Chuck moved to continue the hearing and Kevin seconded. All were in favor and the motion passed.

Members then discussed the Minutes of June 9, 2015. Kevin moved to accept and Mike seconded. All were in favor and the motion passed.

At this time, Bill Elliot, agent for applicant Lisle Gilbert arrived. Kevin moved to re-open the hearing for application #3323, and Mike seconded. All were in favor and the motion passed.

Chair Shea began the hearing noting that the application is somewhat meager insofar as the required site plan. Chair Shea then inquired as to the presence of wetlands on the property. Bill Elliot responded that, according to Vermont's Agency of Natural Resources website, there was none.

Chair Shea then asked about the proximity of the existing house to the brook, and whether the entire 4.5 acre parcel is existing non-conforming because the house is too close to the brook to satisfy the stream buffer requirement (50 feet). Bill Elliot was unsure about the distance. The Board iterated that this measurement must be determined. Bill Elliot then stated that the distance between the home and the brook is certainly less than 50 feet. Discussion was then had as to Section 3.7 (D). That section of the regulations prohibits the Board from creating a new lot that is non-conforming.

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

The Board went into deliberative session.

The meeting adjourned at 7:20p.m.