

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY NOVEMBER 14, 2017
Unapproved

Attending: DRB Members: Jon Shea (Chair), Kevin Wry (Vice-Chair), Shane Mullen, Mike Quenneville, Jim Halavonich. ZA: John Weir. Public: Charles and Deborah Farnsworth, Don Simonini

The meeting opened at 6:08 pm.

Kevin Wry opened the hearing for application #3446 (parcel ID #02-019, located off Big Basin Road, Fayston). This is a re-hearing of application 3407, approved March 8, 2017 for a minor subdivision. Applicants failed to submit the required mylar within the requisite 180-day period following their approval. Therefore, re-application and hearing was necessary.

Applicants Charles and Deborah Farnsworth seek approval under Article 7 of the Fayston Land Use Regulations for a minor subdivision of one 2,762-acre lot into two lots of 1+/- acres and 2,761+/- acres. The applicant is one of the trustees for the basin. There are several camps on the large parcel which are owned by individual trustees. However those camps in existence all predated the land use regulations. To construct one for the applicant, a subdivision is necessary. Because the entire parcel is in current use, the trust must remove a minimum of two acres in order to satisfy applicant's project. The applicant will then lease the camp property from the basin trust.

Mike moved to declare the application one for a minor subdivision. Jim seconded. All were in favor and the motion passed.

Shane moved to waive the preliminary sketch plan requirement and Mike seconded. All were in favor and the motion passed.

Kevin asked John what the conditions were placed on the prior conditional use approval. John stated that they were: 1) any power shall run underground; 2) obtain and follow all other required local, state and federal permits; 3) an easement must be provided for access via the logging road, and 4) submit to the town clerk the required mylar plat for recording within 180 days of the date of this decision.

Mike moved to approve the application with the same conditions as prior, and Jim seconded. All were in favor and the motion passed.

Board members signed the mylar at the hearing.

Members then reviewed Laura Brines request, on behalf of the Mad River Path Association, to waive the bridge certification requirement conditioned in the MRPA's July 6, 2017 approval to

reconstruct a structurally-deficient footbridge behind the Tucker Hill Inn. Members did not find the authority to do this in the land use regulations. The request was denied.

Chair Shea then opened the second major public hearing for application #3410 (parcel ID #03-055.003, located off Center Fayston Road, across from Randell Road). Applicant Paul May seeks approval under Article 7 of the Fayston Land Use Regulations for a major subdivision of one 376-acre lot into ten (10) lots – eight (8) lots of approx. two (2) acres, one (1) common lot of 35 acres and one remaining (1) lot of 327 acres. This hearing is continued from September 26, 2017. Vermont Fish and Wildlife is reviewing the application again. The applicant requested that the hearing be opened and continued until the December 12, 2017 date. Chair Shea then asked for a motion to continue the hearing until December 12, 2017. Kevin so moved and Jim seconded. All were in favor and the motion passed.

Members then reviewed the minutes of September 26, 2017. Kevin moved to approve and Mike seconded. All were in favor and the motion passed.

Members then reviewed the minutes of October 10, 2017. Kevin moved to approve and Jim seconded. All were in favor and the motion passed.

Members then discussed the pending revisions to the land use regulations.

The meeting adjourned at 7:00 p.m.