

**Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 3379**

Applicant(s): Kate and Steven Hunt

Parcel ID: #06-112.000

Reason for Application: Lot-Line Adjustment (Minor Subdivision)

Public Hearing Attendees: Attending: DRB Members: Kevin Wry, Mike Quenneville, and Leo Cohen. ZA: John Weir. Public: Kate Hunt, Dick Atkinson.

Introduction and Procedural History:

1. The Development Review Board application was filed on June 8, 2016 requesting approval under Article 7 of the Fayston Land Use Regulations for lot-line adjustments (minor subdivision) of a previously-approved four (4) lot subdivision. A copy of the application and supporting paperwork are available at the Fayston, VT town offices.
2. Notice of the hearing was properly published. On June 23, 2016 the legal warning for a public hearing for review of this application was published in the Valley Reporter. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.
3. Abutters to the property were properly notified of the hearing.
4. The application and plans were considered by the Development Review Board at a public hearing which occurred on July 12, 2016. The Development Review Board reviewed the application and plans under the Town of Fayston, VT Land Use Regulations, as amended August 29, 2012.

The following exhibits were submitted to the Development Review Board:

Exhibit A. Subdivision application #3379

Exhibit B. Subdivision application #3342

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Warning placed in the Valley Reporter on June 23, 2016. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

Findings:

1. Applicant waived her right to be heard by a full five-member Board.
2. The Board found the application to be complete at a public hearing held July 12, 2016.
3. The Board declared the application one for a minor subdivision at a public hearing held July 12, 2016.
4. Pursuant to the applicant's request in writing, the Board moved to waive the preliminary sketch review requirement.
5. The applicant seeks approval for lot-line adjustments (minor subdivision) of a previously-approved four lot subdivision. The subject property is parcel 06-112.000, located off 1438 Phen Basin Road, in the Town of Fayston, VT. Subdivision approval is requested pursuant to review under the Town of Fayston, Vermont Land Use Regulations, as amended August 29, 2012, Articles 6 and 7.
6. The property is located in the Rural Residential District as described on the Town of Fayston Zoning Map on record at the Town of Fayston municipal office, also described under Article 2, Table 2.4 of the Town of Fayston, VT land use regulations.
7. The applicant's parcel is adjacent to land owned by Jerry and Diana Griffiths, Greg Gryllakis and Sarah Meier, Dorothy McGann, and the State of Vermont.
8. The proposed project seeks to re-draw interior lot lines from approved Subdivision application #3342. Lot 1A, which includes applicants' existing house, is proposed to increase from 6.43 acres to 9.43 acres. For lot 1B, applicants seek to reduce the acreage from 9.13 acres to 7.25 acres. And for lot 2, applicants seek to reduce the acreage from 8.14 acres to 7.02 acres.
9. Utilities will run underground.
10. Members of the Board found the conditions of subdivision application #3342 to have been met.

Decision:

DRB members voted unanimously to approve application #3379 for lot-line adjustments (minor subdivision) with the following conditions:

Conditions:

1. All power shall run underground.
2. Obtain and follow all other required local, state and federal permits.
3. A final mylar/plat, depicting the site plan as approved by the Board at the July 12, 2016 hearing, must be filed with the town clerk within 180 days of the date of this decision.

Dated at Fayston, Vermont, this 21st day of October, 2015.

Kevin Wry (Vice-Chair of Fayston Development Review Board)

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [Development Review Board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.