

**Development Review Board, Town of Fayston, VT  
Notice of Decision for Application No. 3475**

**Applicant(s): Robert Grandfield**

**Parcel ID: #03-020.001**

**Reason for Application: Minor Subdivision**

**Public Hearing Attendees:** Attending DRB Members: Jon Shea (Chair), Shane Mullen, Lindsay Browning, Mike Quenneville, and Jared Alvord; ZA: John Weir; Public: Gunner McCain, Kevin Powers, Jeff Halpin, Raymond Schenk, and Heidi Schenk

**Introduction and Procedural History:**

1. The Development Review Board application was filed on June 6, 2018. Applicant Bob Grandfield requests approval under Section 7 of the Fayston Land Use Regulations for a lot-line adjustment (minor subdivision) of 2.80 acres. 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 21, 2018 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 10, 2018. 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 #3475

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Certified mailings to abutting landowners

Exhibit D. Warning placed in the Valley Reporter on June 21, 2018. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

**Findings:**

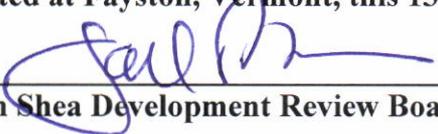
1. The Board found the application to be complete at a public hearing held July 10, 2018.
2. The Board declared application #3475 one for a minor subdivision.
3. Pursuant to the applicant's request, the Board moved to waive the preliminary sketch review requirement.
4. The property is located in the 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.
5. The applicant's parcel is adjacent to land owned by Alex Hilton and Erin Chase, Chad Borofsky, Dale and Tracey King, Ellen Gluckman, Raymond and Heidi Schenk, John and Kate Rowles, Colin Lindberg, and Robert and Diane Schellack.
6. Applicant seeks approval for a lot-line adjustment (minor subdivision) for a lot-line adjustment of 2.80 acres.
7. Jeff Halpin currently lives on a 48-acre parcel owned by Robert Grandfield, which includes a garage structure with an apartment above.
8. Grandfield also owns an abutting 1-acre parcel bought at tax sale from the Town of Fayston.
9. Mr. Halpin is currently under contract to purchase the 1.8 acres from the larger parcel, in addition to the abutting 1-acre parcel purchased at tax sale by Grandfield. Pending approval of this application, Mr. Halpin would purchase 2.8 acres as a new lot.
10. The septic system for the garage apartment sits on the separate 1-acre parcel. The system is designed large enough to encompass another house on the 1-acre parcel.
12. No further development is proposed at this time. However, Mr. Halpin stated that a separate single-family dwelling just west of the garage is a possibility in the future.
13. There are steeper slopes on the proposed new parcel, which may trigger conditional use review for either or both a future dwelling and driveway access

**Decision:**

DRB members voted unanimously to approve application #3475 for a lot-line adjustment (minor subdivision) with the following conditions:

1. Submit to the town clerk the required mylar plat for recording within 180 days of the date of this decision.

Dated at Fayston, Vermont, this 13<sup>th</sup> day of August, 2018.

  
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Jon Shea Development Review Board Chair

**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.