

**FAYSTON DEVELOPMENT REVIEW BOARD**  
**MINUTES**  
**TUESDAY, JUNE 10, 2019**  
**Unapproved**

Attending DRB Members: Shane Mullen (Chair), Lindsay Browning, Ky Koitzsch, and Mike Quenneville; Public: Mark Bannon and Jon Kirson

This was a site visit for applications #3530 (parcel ID #08-056.000, located off Henry's Way, Fayston).

Applicant Jon Kirson requests approval conditional use approval under Section 3.4 (C) (1) (d) of the Fayston Land Use Regulations for development on slopes between 15% - 25% in grade

The site visit began at 5:30 p.m.

Jon introduced himself. The Kirson family lives in Florida. They are Mad River Skiers and want to have a VT house to spend time with kids and periodically get away from Florida heat. Jon proposes to build this year.

Shane pointed out that this is an informal meeting and no decisions would be made today.

Members reviewed plans provided by Bannon Engineering. We parked at log header and walked to the rise above the house site where we could see the extent of the driveway.

Ky pointed out incorrect scale on maps.

Members were most concerned with three spots: low point at location of second of three streams/culverts, second steep slope area after second culvert, and third steep area.

Shane asked about some swale contours at site of second rise and that they didn't seem to be going anywhere. Shane questioned how a 12' driveway could go through there and Mark explained how the ditches would work.

Mark suggested that some filling would occur at the second culvert and that material would be pulled from each side of it. It was tough to see the ground contours in some places because logging slash was so deep.

Members looked at all three existing culverts. First was 4' diameter and functioning very well. Second was 15", not crushed and appeared to be functioning. Supposedly there was a third but members could not locate either end because of slash on top. Ky told Mark of his concerns, and asked that the required sized culverts be installed so as to allow as natural a passage of water and wildlife as possible. Mike stated culvert sizes that he thought appropriate. Mark said he would reevaluate and come tonight with proposal for culverts.

Shane asked how much impermeable surface will be produced and Mark said less than 2 acres.

Members were all pleasantly surprised at what they saw and that the steep parts were not as steep as initially thought. Seemed like a conscientious excavating contractor could do a good job there. There was no noticeable washouts at all on the property even with all the rain we were having.

Also, we all agreed that meeting with the owner and engineer on-site prior to the meeting was a good thing. Mark will be able to address our concerns at the meeting on June 11. Members will have already met the landowner facilitating better communication between all parties. In the end, members and the applicant head off problems and streamline the process by possibly avoiding an additional meeting. .

One of Ky's concerns is to what extent the property and the building site is going to be cleared. After the meeting, Ky would like to address with Jon the impacts of development on wildlife habitat and biodiversity and how fragmentation can reduce overall habitat suitability for most species. Ky would offer to walk the property with him to explain how he could enhance the habitat and offer that a Fayston Conservation Commission member could join us.

The site visit concluded at 6:30 p.m.