

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY, NOVEMBER 17, 2020
Unapproved
Via ZOOM

Attending DRB Members: Shane Mullen (Chair), Pete Ludlow, Ky Koitzsch, Jared Alvord; ZA: JB Weir; Public: Matt Lillard

The meeting opened at 6:01 p.m.

Chair Mullen opened the hearing for applications #3612 (parcel ID# 10-043.000, located at 62 Mad River Resort Road, Fayston. Applicant Mad River Glen Cooperative seeks approval to construct a 10'x 14' shed type structure in the base area of the ski area for the purposes of selling "to-go" food in an outdoor setting to ski area guests during the 2020-2021 ski season. Conditional use review is required pursuant to Article 2, Table 2.6 (C) (2), (21) of the Fayston Land Use Regulations as an accessory structure to a conditional use (ski lift/area operations).

Matt Lillard presented the application. The proposed project came about as a way for the ski area to operate during the Covid-19 pandemic. The most recent State guidelines for ski operation during the 2020-2021 ski season were more restrictive than had been anticipated. The guidelines call for one-way traffic inside the lodges, contract tracing within the lodge and various other standards that made operating the usually-cramped base lodge not prudent. Accordingly, Matt pivoted to planning for an outdoor structure that would provide food on the go which skiers could eat outside or in their cars. There will be parts of the base lodge open for warming and some minimal indoor areas where the food could be eaten. MRG has three different levels of operation depending on the status of the pandemic, allowing the mountain to pivot between levels if need be. The current level is yellow. Should the mountain have to move to the red level, the basebox would only be open for bathroom use. Even at the red level, however, the food shack would still be open. Matt had thought about a tent structure, but decided to opt for a shed-type structure that could be heated and insulated, providing a better environment for the staff. The shack would weather better than a tent, but would nonetheless be movable and not permanent. Coincidentally, there used to be a shack many years ago that sold food outside at the single-chair location. The shed will be constructed off-site and moved either in panels or as a whole on a trailer. The shack/shed will be built to blend in with the other base area buildings with aesthetics designed to match the Base Box building including matching live edge siding, similar design elements and painted to match the base area theme. The shed will be 8 x 12, with a 3-foot deck with an overhanging roof and 3-12 pitch. There would be windows on the three sides, and the windows on the front would be 6-feet apart to allow for two walk-up lines. There would be a single door for ingress and egress. The shed would be located at the center of the base area by the flagpole because there is an existing power circuit. An additional reason to locate the shed at the flagpole is because there have been ski racks in this area and thus skiers are used to not skiing through this location. The shed will be on skids. Matt imagines pulling the shed out every couple weeks in order to remove any snow and ice accumulation.

Shane asked how about heating. Matt replied it would be a small electric heater. Ky asked if there would be food served anywhere else on the mountain. Matt stated that food would be served in the pub, with reservation only, and pursuant to restaurant guidelines from the State. There will be no bar service. There will be food on the weekends at the green level at the Birdcage, although Matt stated that the current level of operation is in yellow. Matt noted he reviewed various other options, including extending the cafeteria as part of the restaurant or even providing a food option at the summit, but staffing issues precluded most other options. Jared asked whether alcohol would be served out of the shack. Matt stated that they would be allowed to do that as the new carry-out guidelines allow for such and given that the entire mountain is permitted through the Department of Liquor Control. Because there is no bar this season, the hope is to sell alcohol out of the shack and permitting is pending with the DLC.

Shane asked about the timeline. Matt said he would like to have the food shack ready and operating on opening day, which is planned for the December 12. If not then, by Christmas. The builders who have been doing the basebox renovations over the summer and fall can build the shed inside their framing shop in Brandon.

Pete asked about whether consideration is being given to make it a permanent structure. Matt stated that is a potential option, although not in the same location. The flagpole location tends to be the busiest area on the mountain. The shed being on skids would allow for movement to another location, however running power to another location that does not have an existing power circuit presents a financial issue. Matt noted that there are some areas where it could be relocated after this season, and it will be built and painted to match the other structures in the basebox area. So there is some intent to use the shed for something down the road. But for now, there is no concrete plan to use it for any other use than for food/drink to go during the 2020-2021 ski season.

Shane noted that given the application proposes this structure for only one season and in a location with an existing power drop, approval should be conditioned upon the applicant having to come back for additional review should the location/use change. Matt is fine with that.

Jared moved to close the hearing. Pete seconded. There being no discussion, all in favor. The motion carried.

The Board moved into deliberation at 6:19 p.m.

The Board exited deliberation 6:24 p.m.

Pete moved to continue the Dreyer hearing, per applicant's request, until the January 4, 2021 meeting date. Jared seconded. There being no discussion, all in favor. The motion carried.

The Board reviewed the Minutes of October 13, 2020. Jared moved to accept the minutes and Pete seconded. There being no discussion, all in favor. The motion carried.

The meeting adjourned at 6:33 p.m.

The next meeting of the Fayston Development Review Board will be January 4, 2021 via Zoom.