

FAYSTON DEVELOPMENT REVIEW BOARD

MINUTES

TUESDAY, JANUARY 5, 2021

Unapproved

Via ZOOM

Attending DRB Members: Shane Mullen (Chair), Pete Ludlow, Ky Koitzsch, Mike Quenneville, Jared Alvord; ZA: JB Weir; Public: Akhil Kaplan

The meeting opened at 6:01 p.m.

Chair Mullen opened the hearing for applications #3618 (parcel ID# 07-024.000, located off 502 Mikhail Drive, Fayston. Applicants Akhil Kaplan & Megan McDonough seek approval for a subdivision amendment to application #1651, issued 11/10/1998, at 502 Mikhail Drive. Applicant requests to clarify the location and size of septic easement/system and to relocate portion of driveway. Pursuant to Article 7 (Section 7.7) of the Fayston Land Use Regulations, any revision to an approved plat requires Development Review Board approval.

Chair Mullen noted that the file included the application page, narrative, the 1999 plat, an updated survey plat clarifying the septic location and revised driveway location, and proof of notice by receipt. Mike moved to find the application complete. Jared seconded. There being no discussion, all in favor, the motion carried.

Akhil and Megan recently closed on the property which is a subdivided 10.37 acre parcel of Lauren Kolitch. Approximately two years ago, Lauren constructed the driveway in its current location, which applicant contends is farther away from abutting landowners. The original driveway, as approved in application #1651 and depicted on the 1999 Abts plat, traversed the remaining lands of Kolitch for only a short stretch before cutting onto the subject parcel at a much earlier point. The new driveway stays on the Kolitch land much longer before cutting onto the applicant's parcel closer to the actual building envelope. Applicant contends that the new driveway avoids topographical constraints and is on much flatter ground.

Applicant also seeks to clarify the location of the septic system on a new updated plat. The septic system will be constructed on the remaining Kolitch land. Applicant stated that the space allotted for the septic system on the 1999 plat was too large given the newer system designs of the last 20 years. To this end, the allotted space for the proposed system is much smaller on the proposed plat. Applicant stated that all necessary easements for the septic system are in place.

Shane inquired as to wastewater permitting. Akhil said it was already in place. The State permit is WW-5-7700. A copy of the permit and accompanying maps will be included in the file and introduced as evidence to the proceeding.

Per applicant's narrative, the right-of-way over the Kolitch land to his lot was 50-feet wide, but is being reduced to 40-feet. Shane noted that, per the 1999 Abts plat, the right-of-way was to be 25-feet wide and to be determined by topography. Applicant was uncertain but noted that Gunner McCain believed this to be the optimum width for this project. Contours were absent

from the proposed plat, but Shane noted that per ANR atlas the grade was very minimal, averaging less than 5%.

Discussion ensued as to the reduction in the footprint of the septic location between 1999 and the proposed plat. Ahkil noted that the soils are not great in this area, and reiterated that Gunner believed the same location with a smaller footprint would be enough. Ahkil noted that this is a pump system to the mound location delineated on the plat.

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

Members discussed the Minutes of November 17, 2020. Pete moved to accept the minutes, and Shane seconded. There being no discussion, all in favor, the motion carried.

The Board entered deliberative session at 6:30 p.m.

The Board exited deliberative session at 7:00 p.m.

The meeting adjourned at 7:01 p.m.