

**Development Review Board, Town of Fayston, VT  
Notice of Decision for Application No. 3574**

**Applicant(s): Peter Forbes & Helen Whybrow dba Knoll Farm**

**Parcel ID: #05-063.000**

**Reason for Application: Second on-premise business sign**

**Public Hearing Attendees:** Attending DRB Members: Shane Mullen (Chair), Lindsay Browning, Jared Alvord, Pete Ludlow (via phone); ZA: JB Weir; Public: Peter Forbes

**Introduction and Procedural History:**

1. The Development Review Board application was filed on June 3, 2020. Applicants Peter Forbes and Helen Whybrow request approval under Section 3.10 (B) (2) of the Fayston Land Use Regulations for a second permanent sign in accordance with Section 4.9 for mixed uses. 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 4, 2020 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 public hearings which occurred on June 23, 2020. The Development Review Board reviewed the application and plans under the Town of Fayston, VT Land Use Regulations, as amended June, 2018.

**The following exhibits were submitted to the Development Review Board:**

Exhibit A. Conditional Use application #3574

Exhibit B. Knoll Farm sign siting plans

Exhibit C. DRB Request (Narrative)

Exhibit D. Knoll Farm General and Specific Review Standards

Exhibit E. Letter to adjoining landowners with project description

Exhibit F. Proof of notice to abutters via certified mail.

Exhibit G. Warning placed in the Valley Reporter on June 4, 2020. 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 June 23, 2020.
2. 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.
3. The applicant's parcel is adjacent to land owned by Andrew Melville, Doreene Stewart, Mad River Green, Sparky and Peggy Potter, Vermont Land Trust, Alison Hobart, Henry Phippen, Catherine Mygatt Naden, Brian Nolan, Judith Casten Trustee, Twaddles Corner Corp., and Ky Koitzsch.
4. Knoll Farm has a variety of permitted uses, including the campground/refuge/retreat that encompasses 17 yurts, local office spaces and then the farm operation itself. The farming operation includes such activities as pick you own blueberries and a farm store/farmstand.
5. There is one existing sign – which reads “Knoll Farm” –permitted in 2004. The existing sign identifies the property as a whole, which includes multiple uses including farming, sale of farm products, office space, camping, and hosting retreats.
6. Pursuant to Section 3.10 (B) (2) of the Fayston Land Use Regulations, “There shall be only one sign per principal business or service, unless otherwise approved by the DRB in accordance with Section 4.9 for mixed uses.”
7. The proposed new farmstand sign will serve to provide a list of available products as well as show whether the farm is open or closed at maximum capacity pursuant to State health guidelines.
8. Pursuant to Section 3.10 (B) (6), “No sign shall be located within 15 of any property line, 15 feet to the nearest intersection, nor within 50 feet to any road intersection.”
9. Applicant proposes to set the new sign approximately 25 feet off the edge of Bragg Hill Road.
10. Pursuant to Section 3.10 (B) (3), “on premise business signs shall not exceed 16 square feet...” The area of measurement of any sign excludes any supporting frame or panels. The proposed new sign will be 10 feet tall, 5 feet wide, with the individual hanging boards three feet wide and eight inches high. The square footage of the proposed sign satisfies this regulation.
11. Pursuant to Figure 5.1 of the Fayston Land Use Regulations, the Board found no adverse effects imposed by the proposed farmstand sign.

**Decision:**

DRB members voted unanimously to approve conditional use application #3574 without condition.

**Dated at Fayston, Vermont, this 30<sup>th</sup> day of June, 2020.**

  
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**Shane Mullen, Chair of 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.