

**Development Review Board, Town of Fayston, VT  
Notice of Decision for Application Nos. 3559-3560**

**Applicant(s): Vermont Integrated Architecture**

**Landowner(s): Mad River Glen Cooperative**

**Parcel ID: #10-043.000**

**Reason for Application: Renovate basebox building and replace ski patrol building**

**Public Hearing Attendees:** Attending DRB Members: Shane Mullen (Chair), Mike Quenneville, Pete Ludlow, Lindsay Browning, and Jared Alvord (alternate); ZA: John Weir; Public: Gunner McCain, Ryan Diehl, Matt Lillard, Megan Nedzinski, Kevin Russell

**Introduction and Procedural History:**

1. The Development Review Board application was filed on December 16, 2019 requesting to renovate the existing basebox building at Mad River Glen and to replace existing ski patrol building on the same footprint. Conditional use review is required pursuant to Article 2, Table 2.6 (C) (2), (21) of the Fayston Land Use Regulations as accessory structures to a conditional use (ski lift/area operations). 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 December 26, 2019 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 January 14, 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 #3559 and Zoning application #3560

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Warning placed in the Valley Reporter on December 26, 2019. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

Exhibit D. Erosion Prevention and Sediment Control Plan C1.1 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit E. Demolition and Construction Plan C1.2 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit F. EPSC Details C2.0 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit G. Sewer Details C2.1 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit H. Demo Exterior Elevations AD-4.1 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit I. Exterior Elevations A-4.1 (Vermont Integrated Architecture, dated 10/7/2019)

Exhibit J. Elevations A-4.1 (Vermont Integrated Architecture, dated 10/7/2019)

**Findings:**

1. The Board found the application to be complete at a public hearing held January 14, 2020.
2. The property is located in the Resort Development 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 2.6 of the Town of Fayston, VT land use regulations.
3. The applicant's parcel is adjacent to land owned by State of Vermont, Mad River Glen Corporation, and Mad River Glen Association.
4. Applicant Vermont Integrated Architecture requests to renovate the existing basebox building at Mad River Glen and to replace existing ski patrol building on the same footprint.
5. The proposed renovations to the basebox building are largely driven by life-safety and egress concerns. The basebox renovation consists of removing a portion of the Northeast corner of the building in poor repair and replacing it with an elevator and egress stair. The basebox improvements will add approximately 160 square feet to the footprint and approximately 440 square feet over three levels.
6. The replacement patrol building will be on the same footprint as the existing ski patrol building. The new building will serve the same functions for the ski patrol and ski school, including gear rooms, ski instructor space, storage, ski aid room, and support spaces.
7. No change to use, occupancy, user capacity, or parking is requested.
8. Applicant is in the process of obtaining an amendment to the existing ACT 250 permit.

9. The Vermont Division for Historic Preservation has visited the site and found one window to be of historic value. Final submission of its commentary has not yet been received.

10. The project has also triggered the need for a minor amendment to the existing wastewater permit due to the addition of an external 1,500 gallon grease trap.

11. A 1,990-gallon propane tank will replace a buried fuel tank approximately 10 feet from the building. The door the ambulance would use for access is on the opposite side from the proposed underground replacement propane tank and thereby emergency access should not be affected by the head portion of the tank.

12. Although the building remains within the 50-foot stream buffer, all work proposed is outside the buffer zone.

13. Applicant proposes a double silt fence to control erosion. Given the gravel in the area where the fencing would need to be installed, applicant affirmed a close watch will be kept on the fencing to ensure the perimeter controls get installed correctly. Applicant will consider straw wattles if the silt fencing can't go in.

**Decision:**

DRB members voted unanimously to approve applications #3559 - #3560 to renovate the existing basebox building at Mad River Glen and to replace existing ski patrol building on the same footprint with the following conditions:

**Conditions:**

1. Obtain and follow all other required local, state and federal permits.
2. Submit an updated set of plans in accord with those presented at the hearing.

Dated at Fryeston, Vermont, this 5<sup>th</sup> day of February, 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.