

Fayston Development Review Board
Site visit minutes 5/10/2021 @ 3:00 p.m.

Applicant: Gary Brosnahan

Application Number(s): 3643

Type of Hearing: Requesting conditional use approval under Section 3.6 (D) (1) of the Fayston Land Use Regulations for a rear setback waiver down to 11 feet and side setback waiver down to 16 feet. Conditional use review is also required pursuant to Section 3.4 (E) and Section 3.4 (C) (1) (d) of the Fayston Land Use Regulations for development on slopes in excess of 15% in grade.

Parcel ID: 11-089.000

Location of Property: 236 Fayston Hollow, Fayston

DRB Members: Shane Mullen, Ky Koitzsch, Mike Quenneville, Pete Ludlow, Jared Alvord

ZA: JB Weir

Public: George McCain, Karen Smith

The Board walked the Brosnahan site with project engineer George McCain. Karen Smith relayed her concerns with the project. ZA Weir noted that the screening between the two home sites had not ever been done as per the conditions of prior approval. Applicant proposes to pull the prior-approved building envelope out of the stream buffer by about 5 feet. In so doing, applicant requests a side setback waiver down to 16 feet and a rear setback waiver down to 11 feet. The existing shed-like dwelling structure was not built according to the plans as submitted to the ZA. This constitutes a zoning violation and must be remedied.

It also appears the septic tank may be too close to the stream. There does not appear to be any certification as to the septic system. A 10-foot retaining wall is proposed at the rear. Parking needs to be addressed and shown on the plans, as the existing structure is proposed to become an accessory dwelling unit. As to the limits of grading, there will be two spots in which earth work will be done within 10 feet of the property line. A diversion swale is also proposed with daylighting out to the stream.

The visit ended at 4:00 p.m.