

Fayston Development Review Board
Site visit minutes 5/25/2021 @ 5:00 p.m.

Applicant: Leigh Williams

Application Number(s): 3641-3642

Type of Hearing: Requesting approval under Articles 6 - 7 of the Fayston Land Use Regulations for a minor subdivision of one 10.4-acre lot into three lots of 6 acres, 1.5 acres and 2.9 acres (#3641). 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 (#3642).

Parcel ID: 01-063.000

Location of Property: 360 Dunbar Hill Road, Fayston

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

ZA: JB Weir

Public: George McCain, Doug Hoffman, Heather Hoffman, Jeff Coy, Maryanne Wilson, Leigh Williams, Joyce Rogan, Karen Derrick, Chuck Derrick, Stevie Allen

The Board walked the Williams site with project engineer George McCain. McCain had revised plans showing development envelopes at least 50 feet away from the top of the streambank. Members reviewed the proposed culvert location for the bottom lot. Members requested McCain depict the tree line surrounding the entire parcel(s). Shane requested a revision to the diversion swale such that it pitches away from the streambank. The limits of grading for the envelope are about 10-15 feet.

Interested parties engaged in conversation with the applicant about her project and relayed their concerns to her and the Board. The Board reminded those present that the DRB's jurisdiction over the project is tailored to the land use regulations alone, and that the Board has no purview with regard to short-term rental usage of the properties should the subdivision be approved.

The site visit concluded at 6:23 p.m.