

MINUTES

FAYSTON DEVELOPMENT REVIEW BOARD

TUESDAY AUGUST 3, 2021

6:00 p.m. – In-person at 866 North Fayston Road in Fayston Municipal Offices and via Zoom:

Attendees

Development Review Board: Shane Mullen, Pete Ludlow, Mike Quinnville, Ky, Daniel Young,

Applicants: Dave Frank

Public: (Community member unknown), Hannah Neill

Minutes taker: Betsy Carter

Meeting called to order at 6:06 pm

Applicant: Karl and Susan Klein

Application Number(s): Sketch Plan Review

Type of Hearing: Sketch plan review of a proposed two-lot subdivision at 1439 Kew-Vasseur Road. The existing 10.2 acre parcel would be divided into a 6.2 acre and a 4 acre lot.

Parcel ID: 06-024.000

Location of Property: 1439 Kew-Vasseur Road, Fayston

- 1) Review of highlights of sketch plan
 - a. It will now be 5.1 and 5.1 acre lots to be more equal. There is currently a single family residence and a woodshop/barn. The intent is to divide the property and include the woodshop/barn on the new lot and keep the residence and driveway on the other lot.
 - b. A culvert was installed just south of where the driveway is currently; we intended to move the driveway off of Kew-Vassar. The neighbor who is on the private road Snow Hollow has agreed to an easement for driveway access the property. This is a flatter option than coming off of Kew-Vasseur. This avoids steep slopes.
 - c. Ky: To access the woodshop you're coming from the house? Karl: There's actually a driveway split at the bottom. The reason we're not using that is that we want to sell the house eventually and do not want to have a driveway coming across the front of the house.
 - d. Don Marsh did the original subdivision and that's who we're working with; we have a design for septic on the second page. Our intent is to build a new 3 bedroom house and convert the woodshop to an accessory dwelling on the second floor for an affordable rental. We will live in it until we decide to build. The woodshop also has our solar panels. Pete: Is the existing residence part of the new leech field? No it has its own and it's separate.
 - e. Shane: Just keep in mind the ADU thresholds – about 40% of primary dwelling. Karl: is the first floor of the woodshop considered part of that? It's basically a garage. Shane: no.
 - f. Karl: also all the abutters have been notified and I've included letters in my package.
- 2) Questions from the board:

- a. Ky: What are the grades up above? Is any of it over 15%? Karl: No. Our intent is to build into the dip and the upper level will be built across with the driveway and garage coming into that upper level.
- b. Ky: is there an issue of where the new property line will be in relation to the exiting septic? We designed the existing septic with this in mind. The state will have to approve the replacement areas. Ky: What is the setback from the property line? Karl: Must be at least 25'.
- c. Shane: What are the next steps here? Karl: My intent is to get input from the DRB and to address any issues. Then we'd get a written easement from the neighbor. We're just trying to get our ducks in a row and the DRB is the first step.
- d. Pete: Where are your services coming in? Karl: We are meeting with Washington Electric later this month to determine where to bring power in.
- e. Shane: It would be good to call out or color code the steep slopes on the plans. It would also be good to understand wastewater plans and erosion control.

Applicant: Dave Frank

Application Number(s): Sketch Plan Review

Type of Hearing: Sketch plan review of a proposed two-lot subdivision at 645 Stagecoach Road. The existing 5.9 acre parcel would be divided into a 2.3 acre and 3.6 acre lot.

Parcel ID: 06-041.000

Location of Property: 645 Stagecoach Road, Fayston

- 1) Review of highlights from sketch plan
 - a. Building envelope not dimensioned but planning to keep 50' away from top of stream bank.
 - b. Driveway will cut through exiting orchard.
 - c. Laser measurements made of grade. Most locations are at less than 15% grade.
 - d. Property has been surveyed.
- 2) Questions from Board
 - a. Review of subdivision application requirements by Shane.
 - i. Need topography on site plan to see differentiation between center of stream vs. top of bank and setback to building envelope.
 - ii. Topography needed to understand slopes in relation to building envelope, wastewater runoff, etc. If building envelope lands on slope > 25%, conditional use permit is required.
 - iii. Ky: information is provided on page 108 of the land use regulations.
 - iv. Ky: Are we requiring for the next stage for Dave to have all the topography and details? Shane: yes I believe for the next hearing we'll need the preliminary plans. We'll need to understand if this is just a subdivision or a subdivision with conditional use for development on steep slopes.
 - v. Dave: If the driveway and building envelope are not on steep slopes but there are steep slopes on the property, so I need to apply for a conditional use permit? Shane: No.
 - vi. Pete: It's also helpful to see what the existing plot is and what's changed with respect to the new lot. The placement of wells and septic plans, it should be integrated into this process to show water sightings are. Shane: will we need to see the existing lot's water and sewer? We don't review that. Pete: It's for

awareness of existing water runoff, but it's not reviewed. Dave: so do you want one drawing with everything overlaid, I just want to be clear of my marching orders. Shane: typically we're provided with a site plan, then with each aspect layered on in subsequent drawings. We should have an overall site plan, a zoomed in plan of the area in question, then any engineering drawings related to the building envelope, waste water mitigation, steep slopes, vegetation, and other engineering details.

- vii. Pete: John had put together an application checklist that I assume is on the website. Shane: I'm not sure if it made it on the website, but the table 7.2 in the subdivision regulations should get Dave most of the way there.
- viii. Ky: I only see a few of the abutting landowners on the drawing, but you'll want to include them all on your plans and make sure they're notified. Dave: Yes I'm sending them notifications at the end of this week. Shane: Yes part of the process is to provide proof that the abutting landowners have been notified at least 15 days prior to the next hearing.

3) Questions from community

- a. None present.

General questions from community:

- b. (Name unknown): Do I need to make an appointment with you all? I have an issue with some land I sold and the new owners/engineer are rarely there. And now I understand they are doing a lot line adjustment rather than a subdivision approval.
 - i. Community member stated they were previously on the Fayston DRB and is concerned for the spring on the property he sold.
 - ii. Shane: I'm not sure that there's any action for us as the DRB. The purpose of the review board is to take development applications and review with the land use regulations.
 - iii. Community member is concerned with the CO. Shane stated that the CO is not under the jurisdiction of the DRB. There is not really anything actionable for the DRB at this point. Shane's recommendation is to reach out to the town staff to understand details around the property in question.

Hearings closed at 7:20.