

Town of Fayston, Vermont

Development Review Board

Tuesday December 6, 2022 at 6:00PM

In-person at 866 North Fayston Road, Fayston VT

**Attendees:** DRB: Shane Mullen (Chair), Daniel Young (Co-Chair), Ky Koitzsch, Pete Ludlow (Zoom), Mike Quenneville

**Zoning Administrator:** Jason Wilson

**Minutes Taker:** Eve Silverman

**Public:** John Gallagher, Andrew Garthwaite (Zoom), John Gravois (Zoom), Gunner McCain, Justin Falango (Zoom)

1. ***Meeting called to order*** at 6:00 PM
2. ***Agenda Modifications & Announcements:*** None
3. ***Approval of 11/1/22 Minutes:*** Approval section #3 incorrectly references Planning Commission (Doug, Don). ***Minutes approved as amended.***
4. ***Identification and Acknowledgement of Interested Parties of Today's Schedule Hearings:***  
John Gravois (Property owner)  
Andrew Garthwaite (architect from Norwich VT)  
Gunner McCain, McCain Consulting  
John Gallagher, Abutter

Ky moves to add John Gallagher as an interested party; Pete seconds; all in favor, none opposed.  
***Motion carries.***

Oath administered to the group of interested parties, all affirm the oath.

5. ***Gravois Hearing:***

Applicant: John Gravois

Application Number: 3782

Type of Hearing: Requesting a Conditional Use Permit per 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: 07-028

Location of Property: 357 Old Quarry RD, Fayston

Completeness of Materials Submitted:

Abutters were notified correctly; other materials have been provided. Are application materials complete? Ky: Maps don't show Old Quarry Road or how driveway links to road. Gunner: this land leftover from a subdivision in the 90's. Most of this driveway already existed, road in good shape and has been there for decades. Shane: any proposed driveway work as part of the application. Gunner: Driveway is existing. Some work recently done to extend the driveway; no additional driveway work needed. Driveway is at appropriate grades, is all in green. This hearing focuses on house, garage, septic, utilities.

Mike moved to find complete; Pete seconded. All in favor, none opposed, ***motion carries***

Statement from Applicant (Gunner):

Building envelope depicted at flat area at end of meadow. Septic below it (gravity fed, mound system). Respecting all the setbacks, have a small stream noted, and respecting setbacks, no disturbance in that buffer area.

Questions from the Board:

Pete: Plans for supplying power? Gunner: Power is coming up from Old Quarry, underground all the way. There's already existing underground power in to a reasonable proximity (couple of hundred feet) of the house site. For proposed segment of power, will follow driveway, may shortcut across the land a little through a small ditch/temporary disturbance.

Ky: Do the steep slopes on either side of the driveway drop down from the building? Gunner: Yes

Ky: What are the circles with letter 1? Gunner: Stone line ditch detail.

Shane: Near the building there is a symbol that looks like cluster of rocks? Gunner: That's what it is, rocks.

Ky: What are plans for old cabin? John G: Maybe we will keep it there. An old barn was removed. Old hunter cabin might be fixed up. Ky: how old is it? John: I don't know, Mike Marino might know.

John Gallagher: No questions, but I wouldn't mind living there. I've been in that area since 50s/60s.

Mike: Looks straightforward.

Pete: No more questions.

Daniel moves to close the hearing, Pete seconded, all in favor, none oppose. ***Motion carries.***

***Grandfield # Hearing Continuation:*** Mike moves to continue the Grandfield hearing to January, Pete seconded, all in favor, none opposed. ***Motion carries.***

6. **Deliberation session.**

7. ***Motion to adjourn:*** Daniel motioned to adjourn. Mike seconded. All approved, adjourned at 7:00 PM