

Town of Fayston, Vermont

Development Review Board

Tuesday April 4, 2023 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

**Public:** Juan Darias (Zoom), Janice Darias (Zoom), Josh Klevans (Zoom), Gunner McCain

1. **Meeting called to order** at 6:04PM

2. **Agenda Modifications & Announcements:** None

3. **Approval of 3/7/23 Minutes:** Pete motioned to approve; Ky seconded. All approved, **Minutes approved.**

4. **Service Hearing**

Pete Moves to continue hearing until May DRB Meeting; Ky seconds. All approve **Motion carries.**

5. **Identification and Acknowledgement of Interested Parties of Today's Schedule Hearings:**

**Janice & Juan Darias** (Abutter to TLC Vermont)

Daniel moves to add Juan & Janice Darias as an interested party; Pete seconds; all in favor, none opposed. **Motion carries.**

**Josh Klevans** (GMVS Employee)

Ky moves to add Juan & Janice Darias 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.

6. **TLC Vermont, LLC Hearing:**

**Applicant:** TLC Vermont- Andrew Carey

**Application Number(s):** 3793 & 3794

**Type of Hearing:** Requesting approval under Articles 6 & 7 of the Fayston Land Use Regulations for a minor subdivision of 72+/- acres to a 68.5+/- acre lot and a 3.5+/- acre lot. Requesting a Conditional Use Permit per Section 3.4 of the Fayston Land Use Regulations for development on slopes in excess of 15% in grade.

**Parcel ID:** 05-025

## **Location of Property: 640 Moulton Road, Fayston**

**Shane:** This is the Sketch Plan Review for this matter. There will be another hearing on this matter for the Final Plat Hearing at a later time.

Daiel moved to find the application complete; Ky seconded. All in favor, none opposed, ***motion carries***

### Statement from Applicant (Gunner):

TLC Vermont is seeking a Subdivision and Conditional Use Permit for a Single-Family Residence. The Subdivided lot would be for a child of the owner of the lot. They are asking for much bigger building envelope than what is allowed on this zoning district.

### Questions from the Board:

**Ky:** Does Moulton Road bend down that includes some of this driveway?

**Gunner:** It does, there is an old Class IV Road that goes down there.

**Shane:** So, there is still in actual road there?

**Gunner:** Yes, there is an old service road there that they used to get around the property.

**Shane:** The site plan we have will need to show from where the driveway starts.

**Ky:** Probably should show all the way to the existing development.

**Shane:** What are you showing for drainage at the bottom?

**Gunner:** An 18-inch culvert with stoned lined ditch.

**Shane:** I just check and see if there some sort of energy dissipater on the edge?

**Gunner:** There is a splash pad, but I will edit my note for that.

**Shane:** With the slopes, floodplains and the Deer Wintering Area. Are there any plans to Subdivide this lot again?

**Gunner:** Not that I am aware of. They haven't suggested any further subdivisions. The intention here is a family compound.

**Gunner:** This was mapped last year. There has been some tree cutting done prior to the new ordinance on site clearing. I will update plan to show existing tree line

**Ky:** What is the purpose of the clearing going up the hill?

**Gunner:** To open an area around the house.

**Gunner:** They do have an architect working on the layout, we try to bring that in a little bit. I will also have Wildlife Biologist come out an identify the area.

**Pete:** How will the power get to the site?

**Gunner:** It will run from the existing development to the site, underground.

**Juan:** Are potable water source is close to this project and wanted to make sure that is kept in mind.

**Gunner:** The required isolation distance from the spring to leach field is 500 feet. The distance of this project is 900-1000 feet.

**Ky:** The 56k sq. foot seems pretty large considering the Deeryard.

**Shane:** Half an acre seems large enough for the house site.

**Gunner:** When you consider the large house, parking area, a tennis court or something like that will fill up 25K sq. feet quickly. From this conversation we will try to bring that in. I will still need larger than 25k sq. feet.

**Shane:** Unless anyone has any other questions, we can conclude this Sketch Plan Review.

**7. Session Organizational Session**

**Chair-** Mike moves to Elect Shane Mullen as Chair; Ky seconds; all in favor, none opposed. ***Motion carries.***

**Vice Chair-** Ky moves to Elect Daniel Young as Vice Chair; Mike seconds; all in favor, none opposed. ***Motion carries.***

**Schedule & Posting Places & Hybrid.** All approved to keep current meeting schedule, place to post Warning/Agendas and Hybrid Meetings with Zoom.

**8. Deliberation session.**

**9. *Motion to adjourn:*** Daniel motioned to adjourn. Mike seconded. All approved, the public hearing was adjourned.