

Town of Fayston, Vermont

Development Review Board

Tuesday May 2, 2023 at 6:00PM

In-person at 866 North Fayston Road and Via Zoom

DRB: Shane Mullen (Chair), Ky Koitzsch, Pete Ludlow, Daniel Young (Vice Chair), Mike Quenneville

Zoning Administrator: Jason Wilson

Minutes Taker: Eve Silverman (Zoom)

Public: Eliza Graves, Gunnar McCain, Ben Service, John Levey, Steve Robbins

1. Meeting called to order by Shane at 6:03pm.

2. Agenda Modifications & Announcements. No modifications.

3. Approval of 4/4/23 minutes. Pete moved; Daniel seconded. All in favor, none opposed. Motion carries; Minutes approved.

4. Identification and Acknowledgement of Interested Parties of Today's Schedule Hearings. Present are applicants and applicants' representatives, no others who wish to participate. Shane explained the process of the hearing. The oath was administered to the applicants/applicants' representatives who are present, they all affirmed the oath.

5. Service Hearing for Application #3789 Continued from 3/7/23:

Background: This application is for a primary structure and an accessory dwelling unit. We had previously asked some questions of the applicant and have received back a revised set of site plans.

Applicant Presentation (Ben Service): The revised plans reflect the actual size and footprint of the house, there is a plan now that shows the grading of the driveway. We were able to change the layout of the driveway so that there would be only one curb cut from the road as we had discussed in the previous meeting. We marked where the culverts will be on the driveway. We also marked on the plans where the trees have been cleared thus far. We moved the house and ADU so that they will not be on the slopes that are greater than 25%. We also prepared a plan that shows the entire parcel and shows all the slopes on the parcel. We looked at the area that appeared to be a wet area; it had been mislabeled; it is just a drainage swale.

Discussion: Shane: the driveway grade is a steeper slope than we prefer (generally we like the slopes to be 1 on 3, the side slopes on the plan are called out as 1 on 2). In these cases, we ask for the use of biodegradable erosion control mats as a stabilization measure (in lieu of hay). Would you object if we added a condition that slopes steeper than 3 on 1 use stabilization fabric? Service: no objection. Shane:

Square footage of building envelopes is in order (14000sf for house and 10000 for ADU). For the ADU, does the MDE shown on the plans represent the extent of tree clearing? Service: this would be the maximum. We are not trying to open a view or a yard, we want to just have enough room for construction machines etc. Ky: is there a proposed size for the culverts? Yes, they are called out as 15" culverts. Ky: just wanted to point out that the wells are located below the houses, generally people put them closer to the driveways for easier access.

Motion to close the hearing: Mike moves, Pete seconds. All in favor, none opposed. Motion carries.

6. Graves hearing for Applications #3798:

Mike Quenneville is an abutter and so is going to recuse himself.

Application narrative, abutters notice, two sets of site plans appear to be all in order.

Motion to find application complete. Pete moves, Ky seconded. All in favor, none opposed. Motion carries.

Applicant Presentation (Gunnar McCain on behalf of Eliza Graves): This is on Bassett Hill Road, off Murphy Road. One house on 20 acres. Need to get a driveway (estimate 400-foot driveway) up to build site. There are some steep slopes on the driveway area and building envelope (24961sf). Clearing areas are proposed for infrastructure and "peekaboo" views. We have provided standard erosion control plans.

Discussion: Shane: This is on a class 4 road; I understand that you have already sought a curb cut approval. Gunnar: Yes, that curb cut has been approved with the Selectboard. Shane: For the record, DRB approval for this site is needed before curb cut approval can be granted. This is so that when the Selectboard goes to review the curb cut they can know that the DRB has already reviewed it and finds the proposal acceptable. Eliza: I checked in with Stuart, he said all looked good and we should go to get the curb cut approval. Shane: the curb cut access permit says any change to present land use requires a new permit. Since the current use is open land, we might want to check with the Selectboard to make sure that they understand that there is now a proposal for a house. The profile shows that from the road the driveway slopes directly up, the requirement is that slope down from the shoulder of the road first. Gunnar: We can fix that. Ky: is the curb cut staked out? Gunnar: We proposed the cut, so we know where it is to go, but there happens to be a stake very near there already. Mike: that spot is the logical place for the cut because it's relatively flat there. Bassett Hill goes up steeply beyond that. Gunnar: we did look at spots further up Bassett Hill to see if there were any better places for the cut but there were none. Shane: it appears that a good portion of the development is on steep slopes, can you explain? Gunnar: We did look at some of the less steep areas, but they would have very limited sunlight. Shane: on the plans there is the note: "Limited tree clearing to allow peekaboo views". Are these areas indicated somewhere on the map? Do you have a sense of what percentage of trees are proposed to be cut in these areas? Gunnar: It would be less than half. Shane: Are you okay with a condition limiting tree removal to 50% of the area designated as the cutting zone? Gunnar: Yes. Ky: What are the plans for the trees on the steep slopes at the mound area? Gunnar: we can pull some stumps in that area but you can't stump area directly around and below the mound so there would not be a need to pull stumps in the 25% slopes area in the vicinity of the leach field. Shane explained that the questions about stumping on the steep slopes is something that is coming up with the new land regs. Gunnar: we would obviously need to stump to build the road and would like to be able to stump in the vicinity of the yard,

and along the sides of the driveway for a lawn area. In the area below the septic, we will leave some specimen trees. Eliza: regarding power, we need to figure out where Washington Electric wants to put the poles and then get approval from the neighbors who want to know where the poles will be going. We will be extending poles up Bassett Hill, then on the site, we are thinking one pole into the property then continue underground from there. Shane: it would be a good idea to get the utility plan incorporated into the plans.

Motion to close the hearing: Daniel moves, Pete seconds. All in favor, none opposed. Motion carries.

7. Reschedule July 4th Meeting:

The meeting previously scheduled for July 4th will be rescheduled to July 5th.

8. Move to Deliberation

Motion to move to deliberative session: Pete moves, Ky seconds. All in favor, none opposed. Motion carries.

8. Adjourn

Motion to adjourn made by Pete, Daniel seconds. All in favor, none opposed. Motion carries. Meeting adjourned at 7:48 pm.