Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 3925

Property Owner/Applicant: Sugarbush Mountain Resort Inc.

Parcel ID: 11-085.001b

Application Number: 3925

Reason for Application: Requesting an approval to reconstruct a Ski Lift. Which pursuant to Table 2.6 is a Ski Lift/Ski Area Operations which requires Conditional Use Approval under Article 5 of the Fayston Land Use Regulations.

Public Hearing Attendees: Attending DRB Members: Daniel Young (Chair), Mike Quenneville, Ky Koitzsch and Pete Ludlow (Zoom) Zoning Administrator: Jason Wilson; Minutes Taker: Eve Silverman Public: Glenn Corso (Zoom), Margo Wade, Joel Rhoades and Patrick Konvicha

Introduction and Procedural History:

1. The Conditional Use application #3925 was filed on January 9th, 2025. The subject parcel is Parcel ID # 11-085.001b at 626 Mount Ellen Road. Applicant Sugarbush Mountain Resort Inc. requests approval under Article 5 of the 2023 Fayston Land Use Regulations for approval to reconstruct a Ski Lift. A copy of the application and supporting paperwork are available at the Fayston, VT town offices.

2. Notice of the hearing was properly published. On January 25th, 2025 the legal warning for a public hearing for review of this application was published in the Valley Reporter. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

3. Abutters to the property were properly notified of the hearing.

4. The application and plans were considered by the Development Review Board at a public hearing which occurred on February 4th, 2025. The Development Review Board reviewed the application and plans under the Town of Fayston, VT Land Use Regulations, as amended May 2023.

The following exhibits were submitted to the Development Review Board:

A. On January 9th, 2025 the applicant submitted Conditional Use Application (#3925) including a project narrative, site location map, list of abutting land owners and sample abutting land owner letter.
B. On January 9th, 2025 the applicant submitted a Typical Profile Drawing "Sunkid Conveyor Belt" by Bruckschlogl dated May 11, 2024.
C. January 9th, 2025 the applicant submitted a Canopy Drawing "Sunkid Moving Carpet" by Bruckschlogl dated August 24, 2022.
D. On January 9th, 2025 the applicant submitted and EPSC Plan and Details by Grenier Engineering dated December 19, 2024.
E. On January 9th, 2025 the applicant submitted Stormwater Operational Plan by Grenier Engineering dated October 29, 2024.
F. On January 9th, 2025 the applicant Submitted a Natural Resources Assessment by Arrowwood Environmental, LLC dated January 7, 2025
G. On January 17th, 2025 the applicant submitted proof of notification of abutters.

Findings of Fact:

1. The property is located on Mount Ellen Road with access through parcel 11-085.001 on Mount Ellen Road and consists of 1520 acres owned by Sugarbush Mountain Resort Inc. and located in the Resort Development District.

2. Parcel 11-085.001 has the following town permits:

    a. See Reference Item Detail List

3. The applicant's parcel is adjacent to land owned by Mad River Corporation, State of Vermont, Bear Cobble Tree Farm LLC, Committee for Troop 100, Megan Gadd, James Wilner, Cari & Thomas Papp, Sterling Ski Club Inc., Glenn Corso, Ararat Investments NV, Seth Henry, Scott Sneath, Jean Towns, Geen Mountain National Forest, Fiddlehead Condominiums, Snowside Condominiums and Michael T. Shafer & Ripley Schafer.

4. Application #3925 was deemed complete at the February 4th, 2025 Development Review Board Meeting.

5. Pursuant to Section 5.4, the project must meet the General Review Standards stated therein. Conditional use approval shall be granted by the DRB upon finding that the proposed development shall not result in an undue adverse effect on the 1) capacity of existing or planned community facilities and services, 2) character of the area affected, 3) traffic on roads and highways in the vicinity, 4) bylaws in effect, and 5) utilization of renewable energy sources. In addition, these general standards, the Board may also consider and attach specific conditions to conditional use approval as appropriate to avoid, minimize or mitigate the adverse impacts of a proposed development, including 1) siting and dimensional standards, 2) performance standards, 3) access and circulation

standards, 4) landscaping and screening standards, and 5) stormwater management and erosion control standards.

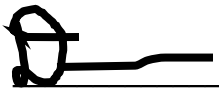
Decision:

DRB members voted as follows to approve application #3925 with the following conditions:

1. Obtain and follow all State and Federal permits. Copies of these permits shall be submitted to the Town of Fayston. Copies of any drawings that supersede the design shown on the materials presented to the DRB shall be submitted to the Town of Fayston.

Daniel Young: **YES** / no / abstain / absent / recuse
Jim Donkersloot: yes / no/ abstain / **ABSENT** /recuse
Ky Koitzsch: **YES** / no / abstain / absent / recuse
Pete Ludlow: **YES** /no / abstain / absent / recuse
Mike Quinneville: **YES** /no / abstain / absent / recuse

Dated at Fayston, Vermont, this 20th day of February, 2025.



_____,
Daniel Young, Development Review Board Chair

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.