Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 4004

Property Owner/Applicant: Green Mountain Valley School

Applicant: Charlie Brush (Summit Properties)

Parcel ID: 05-022.001a

Application Number: 4004

Reason for Application: Requesting approval under Article 5 of the Fayston Land Use Regulations to enlarge the Clark Dormitory.

Public Hearing Attendees: Attending DRB Members: Daniel Young (Chair), Mike Quenneville, Beth Eisenhower and Ky Koitzsch Zoning Administrator: Jason Wilson; Public: Tracy Keller, George McCain, James Westhellle, John Hammond, Joel Rhodes and Ramon Kamman (Zoom)

Introduction and Procedural History:

A. The Development Review Board Application #4004 was filed on March 2nd, 2026. The subject parcel is Parcel ID # 05-022.001 at 67 Campus Drive. The applicant requests approval under Article 5 of the Fayston Land Use Regulations to enlarge the Clark Dormitory A copy of the application and supporting paperwork are available at the Fayston, VT town offices.

B. Notice of the hearing was properly published. On March 19th, 2026 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.

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

D. The application and plans were considered by the Development Review Board at a public hearing which occurred on April 7th, 2026. The Development Review Board reviewed the application and plans under the Town of Fayston, VT Land Use Regulations, as amended December 2025.

The following exhibits were submitted to the Development Review Board:

A. On March 2nd, 2026 the Applicant submitted a Development Review Board Application (#4004), project narrative, responses to the Review Standards, list of abutters sample abutter letter and Zoning Permit (#4005).

B. On March 2nd, 2026 applicant submitted a site plan titled “Green Mountain Valley School” S-1 by McCain Consulting Inc., dated February 18, 2016.

C. On March 2nd, 2026 the applicant submitted a build plan titled “Green Mountain Valley School” by Barnwell Architects, dated January 16, 2026.

D. On March 19th, 2024 the applicant submitted proof of notification of abutters.

Findings of Fact:

A. The property is located at 67 Campus Drive and consists of 14.1 acres owned Green Mountain Valley School and located is in the Rural Residential District.

B. Contact the Fayston Zoning Administrator for list of Municipal Permits for Parcel 05-022.001:

C. The applicant's parcel is adjacent to land owned by Norma F Watts Family Trust, The Bachleda 2013 Family Trust, The Jared Marshall Cadwell Revocable Trust, Lois Courtier, Martin Patterson, TLC Vermont LLC and Carolina Lopez-Trevino.

D. Application #4004 was deemed complete at the April 7th, 2026 Development Review Board Meeting.

E. Pursuant to Article 10 the definition of a school states, A public, private or parochial institution certified by the State of Vermont to provide educational instruction to students. Such facilities may also include accessory recreational, lodging and dining facilities, and be used as officially designated, temporary emergency shelters.

F. Pursuant to Table 2.4, a School is a Conditional Use

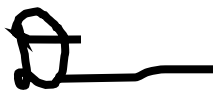
Decision:

DRB members voted as follows to approve application #4004 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.
2. Site work shall be conducted in accordance with the State of Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control.

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

Dated at Fayston, Vermont, this 19th day of May2026.



_____,
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.