Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 4008

Property Owner/Applicant: Sugarbush Mountain Resort Inc.

Parcel ID: 11-085.001b

Application Number: 4008

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 Beth Eisenhower Zoning Administrator: Jason Wilson; Public: Joel Rhodes, James Westhelle, John Hammond and Ramon Kamman (Zoom)

Introduction and Procedural History:

A. The Conditional Use application #4008 was filed on March 16th, 2026. The subject parcel is Parcel ID # 11-085.001b at 730 Mount Ellen Road. The applicant requests approval under Article 5 of the Fayston Land Use Regulations for approval to replace the North Ridge Quad Lift. 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 May 2023.

The following exhibits were submitted to the Development Review Board:

A. On March 16th, 2026 the applicant submitted Conditional Use Application (#4008) including a project narrative, site location map, list of abutting land owners and sample abutting land owner letter.
B. On March 16th, 2026 the applicant submitted a EPSC Plan & Details titled "North Ridge Lift Replacement" by vhb dated January 30, 2026.
C. On March 16th, 2026 the applicant submitted Lift Terminal and Operator Buildings Layout titled "Sugarbush-North Ridge Express" by Doppelmayr dated May 20, 2025.
D. On March 16th, 2026 the applicant submitted an Act 250 Natural Resources Assessment dated March 11, 2026
E. On March 16th, 2026 the applicant submitted an Overall Site Plan by vhb dated March 6, 2026.
F. On March 16th, 2026 the applicant submitted a site plan titled "Proposed Riparian and Wetland/Wetland Buffer Encroachment" by vhb dated March 6, 2026.
G. On March 20th, 2026 the applicant submitted proof of notification of abutters.

Findings of Fact:

A. The property is located at 730 Mount Ellen Road and consists of 1520 acres. The property is owned by Sugarbush Mountain Resort Inc. The parcel is identified as #11-085.001b in the Forest Reserve District and Soil & Water Conservation District.

B. Contact the Fayston Zoning Administrator for list of Municipal Permits for Parcel 11-085.001.

C. 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, Geen Mountain National Forest, Fiddlehead Condominiums, Snowside Condominiums and Green Mountain Club.

D. Application #4008 was deemed complete at the April 7th, 2026 Development Review Board Meeting.

E. Pursuant to Tables 2.1 and 2.2 Ski Lift/Ski Area Operations are subject to conditional use review in accordance with Article 5.

F. 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:

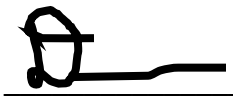
DRB members voted as follows to approve application #4008 with the following conditions:

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.

Daniel Young: **YES** / no / abstain / absent / recuse
Jim Donkersloot: 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 May 2026.



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.