Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 4019

Property Owners: Reed Henry and Scott & Patricia Wheeler

Applicant: Scott & Patricia Wheeler

Parcel IDs: 02-035 and 02-039

Reason for Application: Requesting approval of a Boundary Line Adjustment under Articles 6 & 7 of the Fayston Land Use Regulations

Application Number(s): 4019

Public Hearing Attendees: Attending DRB Members: Daniel Young (Chair), Jim Donkersloot (Vice Chair), Ky Koitzsch and Beth Eisenhower **ZA**: Jason Wilson; **Public:** Sheila Getzinger and Reed Henry

Introduction and Procedural History:

1. The Subdivision application #4019 was filed on April 27th, 2026. The subject parcels are parcel IDs 02-035 and 02-039, located at 114 Bassett Hill (02-035) and 540 Murphy Road (02-039). The applicant. requests approval under Articles 6 and 7 of the Fayston Land Use Regulations for a Boundary Line Adjustment (Minor Subdivision). 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 May 14th, 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.

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

4. The application and plans were considered by the Development Review Board at public hearing which occurred on June 2nd, 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 April 27th, 2026 the applicant submitted a Subdivision Application (#4019), project narrative, sample abutter letter, abutter list and a Request for Waiver.

B. On April 27th, 2026, the applicant submitted a site plan titled "Overall Site Plan of Subdivision in Fayston, Vermont belonging to Reed Henry" by Matthew T. Otterman, dated April 7th, 2026.
C. On April 28th, 2026, the applicant submitted proof of notification of abutters.
D. On May11th, 2026, the applicant submitted a site plan titled "Overall Site Plan of Subdivision Belonging to Reed Henry" by Matthew T. Otterman, dated April 15th, 2026.

Findings:

1. One property (Henry) is located at located at 114 Bassett Hill Road and consists of 11.5 acres. The property is owned by Reed Henry. The parcel is identified as 02-035 and is located in the Rural Residential District.
The other property (Wheeler) is located at 540 Murphy Road and consists of 650.10 acres, although there are sub-parcels. The parcel is identified as 02-039 and the area involved in this application is in the Rural Residential District.

2. The parcels have the following permits:

02-035:	02-039:
a. #393 Zoning Permit (1979)	a. #3123 Conditional Use (2011)
b. #551 Zoning Permit (1981)	b. #3340 Zoning Permit (2015)
c. #770 Zoning Permit (1984)	c. #3354 Zoning Permit (2016)
d. #2490 Zoning Permit (2004)	
e. #2904 Zoning Permit (2007)	
f. #3138 Zoning Permit (2011)	
g. #3267 Zoning Permit (2013)	

3. Application #4019 was deemed complete at the June 2nd, 2026 Development Review Board Meeting.

4. The applicant's parcels are adjacent to land owned by Big Basin Forest Trust, Ridgewood Trust and Michael Quenneville.

5. Pursuant to Section 6.1 the DRB shall evaluate any minor or major subdivision of land as defined in Section 7.1 in accordance with the standards set forth in this Article. Where these standards conflict with other provisions of these regulations, the more stringent shall apply.

6. Pursuant to section 7.1 Minor Subdivisions shall include lot line or boundary adjustments between existing lots that do not result in new or nonconforming lots; the subdivision of land, or the re-subdivision of a previously subdivided parcel, that results in the creation of five or fewer lots, regardless of any change in ownership; and amendments to an approved subdivision plan that will not substantially change the nature of any previous subdivision or conditions of approval.

7. There is no proposed new development as both lots have existing development.

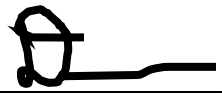
Decision:

DRB members voted as follows to approve subdivision application #4019 with the following conditions:

1. Obtain and follow all necessary 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. Submit to the Development Review Board the required mylar plat for approval and then to be recorded in the Fayston Land Records within 180 days of the date of this decision..

Ky Koitzsch: **YES**/no/abstain/absen**t**/recuse
Beth Eisenhower: **YES**/no/abstain/absent/recuse
Jim Donkersloot: **YES**/no/abstain/absent/recuse
Michael Quenneville: yes/no/abstain/**ABSENT**/recuse
Daniel Young: **YES**/no/abstain/absent/recuse

Dated at Fayston, Vermont, this 18th day of June, 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.