Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 3955

Property Owner and Applicant: Douglas Hoffman

Parcel ID: 01-067 & 01-069

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

Application Number(s): 3955

Public Hearing Attendees: Attending DRB Members: Daniel Young (Chair), Jim Donkersloot (Vice Chair), Mike Quenneville and Beth Eisenhower **ZA**: Jason Wilson; **Public:** Douglas & Heather Hoffman, Gunner McCain, Jeremy Perisho, Ryan Perisho, Todd Hill, Kate Jackson, Mary Beth Childs and Troy Hubbard

Introduction and Procedural History:

1. The Subdivision application #3955 was filed on June 26th, 2025. The subject parcels are parcel IDs 01-067 and 01-069, located at 433 and 469 Dunbar Hill Road. 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 July 17th, 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 public hearing which occurred on August 5th, 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 June 26th, 2025 the applicant submitted a Subdivision Application (#3955), project narrative, site location map, sample abutter letter and abutter list.

B. On June 26th, 2025, the applicant submitted a site plan titled "Douglas & Heather Hoffman Boundary Line Adjustment" C-1 by McCain Consulting, Inc. dated June 25th, 2025 with a revision date of 6/26/25.
C. On July 1st, 2025 the applicant submitted a site plan titled "Douglas & Heather Hoffman Boundary Line Adjustment" C-1 by McCain Consulting, Inc. dated June 25th, 2025 with a revision date of 6/30/25.
D. On July 16th, 2025, the applicant submitted proof of notification of abutters.

Findings:

1. The are located at 433 & 469 Dunbar Hill RD and consists of 11 acres +/-. The properties are owned by Douglas Hoffman. The parcels are identified as 01-067 & 01-069 and are located in the Rural Residential District.

2. The parcels have the following permits:

01-067:	01-069:
a. #58 Zoning (1975)	a. #74-207 Zoning (1974)
b. #1195 Zoning (1992)	b. #1312 Zoning (1994)
c. #1195-01 Health (1992)	c. #2754 Zoning (2006)
d. #1822 Zoning (1999)	
e. #3154 Zoning (2011)	
f. #3157 Subdivision (2011)	

3. Application #3955 was deemed complete at the August 5th, 2025 Development Review Board Meeting.

4. The applicant's parcels are adjacent to land owned by Brian Johnson, Lisa M. Williams, Leigh Williams, Anna Stegemoeller, Eric Verdon and Mary Louise O'Reilly.

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. The applicant seeks to amend a property line and shift approximately 8.4 acres from 01-067 (Lot 1) to 01-069 (Lot 2). There is no proposed new development as both lots have existing development.

Decision:

DRB members voted as follows to approve subdivision application #3955 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 Town Clerk the required mylar plat for recording within 180 days of the date of this decision.

Ky Koitzsch: yes/no/abstain/**ABSENT**/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 September, 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.