

**FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY DECEMBER 8, 2015**

Attending: DRB Members: Jon Shea (Chair) Chuck Martel, Mike Quenneville, Leo Cohen, and Kevin Wry. ZA: John Weir. Public: Heidi Spear, Ryan Marsh, Dale King, Richard Petit, Ray Munn.

The meeting opened at 6:02 pm.

Jon Shea opened the hearing for application #3349 (parcel ID #11-085.000, located off Fiddlehead Road, Fayston). Applicants Heidi Spear and Seth Henry seek approval under Article 7 of the Fayston Land Use Regulations for a lot-line adjustment (minor subdivision) of one 27-acre lot into two lots of 26.6 acres and 4.1 acres.

Per the application as submitted, applicants are applying for a property line adjustment between Lot 3A-1 and Lot 3A-2 of their previous subdivision off Fiddlehead Road. The proposed adjustment is along the northwest property line of Lot 3A-2. The line would be moved about 50 feet in a northwest direction from the original location and gaining 0.4 acres from Lot 3A-1. There are no changes to the existing wastewater or water supply on either lots.

Chair Shea stated that the applicant had requested in writing to waive the preliminary sketch plan review requirement. Kevin moved to so waive this requirement, and Mike seconded. All were in favor and the motion passed.

Chuck moved to find the application complete, and Mike seconded. All were in favor and the motion passed.

Chuck then moved to declare the application one for a minor subdivision, and Kevin seconded. All were in favor and the motion passed.

Chuck then moved to close the hearing, and Kevin seconded. All were in favor and the motion passed.

Jon Shea opened the hearing for application #3350 (parcel ID #03-024.000, located off Fiddlehead Road, Fayston). Applicants Dale and Patricia King seek approval under Article 7 of the Fayston Land Use Regulations for a minor subdivision of one 53-acre lot into two lots of 14.2 acres and 38.8 acres.

Applicant Dale King presented his plans as proposed in the application. Mr. King proposes to divide his existing 53-acre parcel into two lots. Lot 1 will be 38.8 acres and will be retained by the applicant. Lot 2 will be 14.2 acres and will be sold to adjoiner Richard Petit. There are no plans for development on Lot 2, as Mr. Petit intends to buy it in order to protect his viewshed. This second lot is mostly wooded, with steep slopes and it only flat at the bottommost portion.

Chair Shea stated that the applicant had requested in writing to waive the preliminary sketch plan review requirement. Mike moved to so waive this requirement, and Kevin seconded. All were in favor and the motion passed.

Mike moved to find the application complete, and Chuck seconded. All were in favor and the motion passed.

Chuck then moved to declare the application one for a minor subdivision, and Leo seconded. All were in favor and the motion passed.

Members proceeded to discuss the preliminary site plan as submitted by the applicant. It was agreed that both contours and wetland delineations are required to be mapped on the site plan. These requirements cannot be waived by the Board when reviewing *minor* subdivisions. As these required attributes are absent from applicant's preliminary site plan, members thought it best to continue the hearing until the January meeting date to allow the applicant's engineer to include them.

Leo moved to continue the hearing until the January 12, 2016 meeting date. Kevin seconded, and all were in favor. The motion passed.

Ray Munn then presented his concerns over the development on Pleasant Lane. The Board agreed that any enforcement related to those development issues is in the hands of the zoning administrator. An applicant is bound by the plans as presented to the Development Review Board. Deviations therefrom may necessitate redress if harm results. But this enforcement lies solely within the authority of the zoning administrator not the Board.

Members then discussed the Minutes of October 13, 2015. Chuck moved to approve, and Mike seconded. All were in favor and the motion passed.

The meeting adjourned at 7:12 p.m.