

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY SEPTEMBER 27, 2016
Unapproved

Attending: DRB Members: Jon Shea (Chair), Kevin Wry, Mike Quenneville, Leo Cohen, Jim Halavonich

6. ZA: John Weir. Public: Heather Lynds and Andrew Lynds

The meeting opened at 6:00 pm.

Chair Shea re-opened the hearing for applications #3394-3395 (Parcel ID #08-072.009 is located at 2849 Mill Brook Road). Applicants Heather and Andrew Lynds (d/b/a Mad River Barn) request conditional use approval under Section 2.4 Table 2.3 of the Fayston Land Use Regulations to construct a wedding and event pavilion and Section 4.14 (B) for special events in excess of ten (10) per calendar year. This hearing is continued from its initial hearing on September 13, 2016.

Jon Shea stated that he had researched other similar wedding venues in the Valley for reference. The Skinner Barn and Round Barn have no restrictions on account of those businesses being grandfathered (pre-dated local zoning regulations).

Jim asked the applicants whether the pavilion would be handicapped accessible. Heather replied that it would be, per the Americans with Disability Act. There would be a path up to the pavilion site where a ramp would be located for handicapped access. Leo asked what the distance would be from the barn to the pavilion. Heather responded approximately 100 yards.

Jim asked about stormwater runoff. Heather stated that the State did come out for a review. A stormwater permit was not necessary. All stormwater is directed toward a retention pond on a flat area at the base of the property near Route 17.

Jon inquired as to how many parking spaces were existing now. Heather responded there were 65 spaces now for guests. Jon asked how many rooms there were. Heather stated 18 rooms. Jon then asked about staff parking. Heather stated that there was a separate lot which had been cleared for such purpose. This upper lot holds approximately 25 cars. For a wedding event, approximately 22-25 staff are employed.

Leo asked about the plan for shuttling in off-site wedding guests. Heather stated that she books room blocks at other inns for wedding guests not staying at the Mad River Barn. Kevin asked what would happen if it is a wedding consisting of many local or Vermont residents. Heather stated that the shuttling-in off guests from other local inns would remain the plan no matter where the guests were originating from. Heather reiterated that all rooms at the Barn must be booked Friday-Sunday for the wedding. All other guests must be shuttled in.

Jon asked about whether staff monitors the parking at the weddings. Heather stated that parking during wedding events is monitored through the procedure in existence already.

Jon asked whether there was anything more the applicants wanted to add pertaining to noise control. Heather stated that the system the applicants plan to purchase would be sufficient to contain the noise. Heather reiterated the plan for acoustic paneling to further reduce noise travel. Jim pointed to Section 5.4 (B) (2) (a) of the land use regulations, which sets a restriction of noise to 70 decibels at the property line. Leo asked whether the Board can condition a more restrictive noise limit due to the fact that the noise travels up Mansfield Road. The Board agreed that it could set ~~either~~ a lower decibel level as the limit at the boundary of a board-specified distance, as well as include all landowners within a set distance.

Kevin asked about Act 250 permitting. Heather stated that it should be approved soon and that it has only been held up because the State had similar parking concerns to those expressed by this Board. Jon asked what triggered Act 250 here. Heather stated that the pavilion and expanding wastewater capacity were the triggers.

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