

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY APRIL 4, 2017
Unapproved

Attending: DRB Members: Jon Shea (Chair), Mike Quenneville, Jim Halavonich. ZA: John Weir. Public: Peter Lazorchak, Jeremiah Rutledge

The meeting opened at 6:05 pm.

Jon Shea opened the preliminary sketch review for application #3410 (parcel ID #03-055.003, located off Center Fayston Road, Fayston). Applicant Paul May seeks approval under Article 7 of the Fayston Land Use Regulations for a major subdivision of one 376-acre lot into 10 lots.

On behalf of the applicant was Peter Lazorchak. Peter described that his client, Paul May, is seeking to purchase the 376-acre lot from the John F. Pieper Revocable Trust. The project would involve creating eight (8) new residential house lots each roughly one acre in size. The eight houses would enjoy a common lot of approximately 26.7 acres. The remaining parcel would be roughly 341.2 acres and is expected to be permitted for an additional single family residence. The applicant wishes to create workforce housing on the eight one-acre lots. There is the potential for a solar array in the meadow at the top of the parcel. Peter added that, although he could not confirm there would be no further development upon the parcel, the remaining 341.2 acres is pretty rough and inaccessible.

Chair Shea inquired as to whether Center Fayston Road would be the only access point. Peter responded in the affirmative.

Peter asked John Weir whether, given that a new road/right-of-way will be created in order to access the subdivision, all structures still had to be setback the requisite sixty-five (65) feet from the centerline of that newly-created way. John answered that it nonetheless must meet the 65-foot setback requirement for the Rural Residential District.

Jim asked whether a homeowners' association would be formed as per Section 6.4 (M) (2). Peter stated that it would.

Chair Shea asked why this project is presented as a major subdivision and not a Planned Unit Development (PUD). Peter responded that pursuing a PUD was a possibility. Jon then asked about clustering the housing such that it was less linear than as presented. Mike agreed that adding more space between the eight residential lots might be preferable for the future owners. Peter said that there are some slope constraints in that area where the workforce housing lots are proposed. There are also wetlands on the parcel that limit areas of possible development.

Peter added that there is an existing Act 250 permit on the parcel, but only for one house site as proposed by the current landowner some years ago. For this project, the applicant will have to go back through Act 250.

Jon asked how long the road would be up to the top house site. Peter guessed approximately 1250 feet. Mike stated that there must be a pull-off every 500 feet. Peter responded that, although that could be done, the driveways to the eight lots could serve as pull-offs themselves. Board members agreed that the 500-foot pull-off requirement would still need to be met.

Peter then asked whether there was a complete prohibition on development upon slopes in excess of 25% in grade. John Weir responded that there was in this instance.

Jon Shea then inquired whether you could put more water into a wetland, i.e. stormwater runoff. Peter responded that this proposed project would necessitate an Operational Stormwater Permit from the State.

The preliminary sketch plan review then finished. The applicant will take the Board's suggestions into consideration and prepare for a formal hearing in the next few months.

Jon Shea opened the hearing for application #3411 (parcel ID #01-022.000, located off 708 Smith Road, Fayston). Applicant Jeremiah Rutledge seeks approval under Article 7 of the Fayston Land Use Regulations for a lot-line adjustment (minor subdivision).

This application is exempt from sketch plan review per Section 7.2 (E) of the Fayston Land Use Regulations.

Landowner Ferris Buck is selling the applicant 1/3 of an acre so that the applicant can construct a better driveway to access his house and accessory dwelling. Per the application, the remaining land of Ferris Buck would be 4.55 acres and that of Jeremiah Rutledge would be 7.85 acres.

Jeremiah explained that the current driveway is very steep and does not provide access to a newly-constructed accessory dwelling for his mother. There are also drainage issues with the current driveway due to steepness. The proposed driveway will cut in toward the structures and avoid the steeper portions of the lot near the road. The applicant has already received a new curb cut from the town Selectboard. The current access will be extinguished so that there will exist only one access point.

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

Jim moved to declare the application one for a minor subdivision and Mike seconded. All were in favor and the motion passed.

Mike moved to approve the application for a lot-line adjustment as submitted and Jim seconded. All were in favor and the motion passed. The application is approved. The mylar had already been completed and was signed by the requisite two board members at the meeting.

The Board went into deliberative session to discuss revisions to a prior decision.

The meeting adjourned at 7:45 p.m.