

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY MARCH 27, 2018
Unapproved

Attending: DRB Members: Jon Shea (Chair), Shane Mullen, Mike Quenneville, Lindsay Browning. ZA: John Weir. Public: Tim Harris, Steve Utter, Dick Atkinson, Peter Lazorchak

The meeting opened at 6:05 pm.

Jon Shea opened the hearing for application #3457 (parcel ID #11-077.000, located off Village Road, Fayston). Applicant Dick Atkinson requests approval under Article 3, Section 3.6 (D) of the Fayston Land Use Regulations for a side setback waiver down to ten (10) feet.

John Weir introduced the application. John stated that, per the application, a ten foot side setback reduction was necessary in order to meet State requirements for 20-foot setbacks from leach fields. A 10-foot side setback on the north side of the property would allow the applicant to meet State requirements.

Pursuant to Section 3.6 (D), the Board may allow for a reduction of side set back waivers in the Recreation District down to ten feet if such a reduction either a) accomplishes the preservation of scenic feature(s) not otherwise protected by the required setback, or b) is necessitated by building constraints caused by geologic, topographic or hydraulic conditions. Subsection b is applicable here.

Applicant has applied for and received approval from this Board on two occasions. In May of 2015, applicant received approval from the Board to construct a residence and garage on slopes in excess of 15% in grade. Subsequently, in July of 2016, applicant applied for and received a front setback waiver necessary on account of the need for fill and other materials on the slope. Applicant stated that, once he obtained the Wastewater permit from the State, he learned that any structure on the property had to sit at least twenty (20) feet from the leach field.

Chair Shea asked John if all the required materials had been submitted by the applicant, including abutter notifications. John stated that the materials were in hand. Mike moved to find the application complete, and Shane seconded. All were in favor and the motion passed. Chair Shea let the applicant know that he had the right to be heard by a full board, as one member was absent this evening. Applicant wished to proceed. Chair Shea then entertained a motion to forego deliberative and vote now. Mike so moved and Shane seconded. All were in favor. Shane then moved to approve application #3457 for a side setback waiver down to 10 feet. Mike seconded. All were in favor and the motion passed. The hearing was closed.

Chair Shea then opened the hearing for application #3458 (parcel ID #11-058.001, located off 626 Mt. Ellen Road, Fayston.) Applicant Green Mountain Valley School requests conditional use approval under Section 2.4, Table 2.3 (C) (28) of the Fayston Land Use Regulations to widen and otherwise improve the Brambles Ski Trail on Mt. Ellen. (Mt. Ellen is owned by Summit Ventures, LLC d/b/a Sugarbush Resort.) Conditional use approval is also required pursuant to

Section 3.4 (E) of the pending revisions to the Fayston Land Use Regulations, concerning development on slopes in excess of 15% in grade.

Chair Shea let the applicant know that he had the right to be heard by a full board, as one member was absent this evening. Applicant wished to proceed.

Tim Harris introduced the application. Tim stated that the project proposes to improve the existing Brambles ski trail at Mt. Ellen. Specific project components include the approximate 30-foot widening of the Brambles trail and improving the existing connection between the Brambles trail and the Inverness trail. These improvements will provide an enhanced ski race training venue and improved terrain and safety for all skiers.

Tim stated that they hope to begin the project in June of this year, completion by October of 2018. If there is any delay on that completion date, applicant may have to renew its General Permit authorization from the State.

The site is located on the existing lower Brambles ski trail near the base area of Mt. Ellen. There is an existing work road on the Inverness trail. There are also several water bars to intercept and direct drainage along the trail. The project will consist mainly of stumping and grading. Excavated material will be placed in an area where the potential for sediment to mobilize and disperse is eliminated by the installed erosion prevention and sediment control measures. New water bars will be installed as shown on the site plans. Stone check dams will be installed at the end of all new water bars. Disturbance has been broken down to three phases to reduce the amount of disturbed soils at any one time on the site.

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

Mike moved to forego deliberative session and vote now. Shane seconded. All were in favor and the motion passed.

Mike moved to approve application #3458 with the condition that the applicant obtain and follow all State permits. Shane seconded. All were in favor.

Peter Lazorchak presented preliminary plans for a so-called eco-resort off Route 17.

The meeting adjourned at 7:50 p.m.