

**FAYSTON DEVELOPMENT REVIEW BOARD**  
**MINUTES**  
**TUESDAY, AUGUST 14, 2018**  
**Unapproved**

Attending DRB Members: Shane Mullen (Vice-Chair), Lindsay Browning, Mike Quenneville, and Jared Alvord; ZA: John Weir; Public: Jonathan Abts

The meeting opened at 6:05 p.m.

Vice-Chair Shane Mullen opened the hearing for application #3488 (parcel ID #06-060.001, located off 246 Phen Basin Road, Fayston). Applicant Paula Livingston requests approval under Section 7 of the Fayston Land Use Regulations for a minor subdivision of 16.49 acres into two lots of 14.46 acres and 2.03 acres. Given the absence of one board member, Shane asked the applicant's representative whether he would still proceed without a full board. Mr. Abts so agreed.

Land surveyor Jon Abts presented the application. Applicant Paula Livingston proposes to subdivide out a 2.03-acre parcel from her larger 14.46-acre parcel in order for her niece to acquire title to the existing mobile home. The mobile home has been there for some time, perhaps pre-dating the zoning regulations. The mobile home does not conform to the front setback requirement in that district, as it sits within the 65-foot buffer. No new development is proposed on either lot. Peter Lazorchak is working on the backup leachfield design. This would require an easement being created for the leachfield. In addition, an easement for the continued use of a spring is also necessary.

Mr. Abts requested in writing to waive the topographic requirements of the site plan. Given that no new development is proposed, this was satisfactory. Lindsay moved to waive the site plan contour requirements, and Mike seconded. All were in favor and the motion passed.

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

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

Shane noted the other site plan requirements that were missing: depiction of the proposed two-acre parcel in relation to the mother parcel, easements, roads, paths, parking areas, and proposed utilities.

The Board asked Mr. Abts if he could so revise the site plan for a continued hearing in September. He agreed.

Lindsay moved to continue the hearing until September 11, 2018, and Mike seconded. All were in favor and the motion passed.

Members reviewed the Minutes of June 12, 2018. Lindsay moved to accept the Minutes as revised, and Jared seconded. All were in favor and the motion passed.

The meeting adjourned at 6:40 p.m.