

FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY, SEPTEMBER 11, 2018
Unapproved

Attending DRB Members: Shane Mullen (Vice-Chair), Lindsay Browning, Mike Quenneville;
ZA: John Weir; Public: Jonathan Abts, Peter Lazorchak, Andy Baer, Jane O'Donnell

The meeting opened at 6:05 p.m.

Vice-Chair Shane Mullen re-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 two board members, Shane asked the applicant's representative whether he would still proceed without a full board. Mr. Abts so agreed.

Land surveyor Jon Abts was again present for the applicant. This hearing was continued from August 14, 2018 so that Mr. Abts could reference additional requirements on the site plan. These included the septic easement, the backup leachfield area and the overall relation of the proposed two-acre parcel to the mother parcel. The Board found these requests were satisfied by the revised site plan.

Peter Lazorchak, engineer responsible for the design of the backup leachfield, stated that he had visited the site with Carl Fuller from the State. Peter noted the soils were good and that design was pending this Board's approval of the proposed location and easement.

Mike moved to close the hearing and Lindsay seconded. All were in favor and the motion passed.

Peter Lazorchak presented the sketch plan review for a two-lot minor subdivision on the land of Andy Baer and Jane O'Donnell. The subject land lies near the intersection of Center Fayston Road and Kew-Vasseur Road. The proposal is to carve off 4 acres with the existing home, and accord the remaining 27 acres for a new house site. Driveway location is constrained by wetlands and steep slopes. Access to the new parcel would be just off the property line. The proposed driveway is approximately 850 feet and is laid out in such fashion as to minimize steepness and avoid the wetland buffer. Mr. Lazorchak intends to meet with Shannon Morrison from the State at the site to review the project in relation to the wetlands present. Board members found the sketch plan satisfactory. Mr. Lazorchak will most likely present the application for the November meeting. A site visit may be necessary.

The meeting adjourned at 7:10 p.m.