

**Development Review Board, Town of Fayston, VT  
Notice of Decision for Application No. 3449**

**Applicant(s): Jared Cadwell and Alfred & Jane Hobart**

**Parcel IDs: #05-023.00 and #05-057.001**

**Reason for Application: Lot-Line Adjustment (Minor Subdivision)**

**Public Hearing Attendees:** Attending: DRB Members: Jon Shea (Chair), Kevin Wry (Vice-Chair), Shane Mullen, Mike Quenneville. ZA: John Weir. Public: Gunner McCain, Heather Lynds, Andrew Lynds, Ron Shems, Jim Depres, Charlie Gibbons, Jane Gibbons, Ryan Haac, Peter Monahan, Edward Sheehan, Chris Austin

**Introduction and Procedural History:**

1. The Development Review Board application was filed on October 30, 2017 requesting approval under Article 7 of the Fayston Land Use Regulations for a lot-line adjustment (minor subdivision) of approximately 0.21 acres. A copy of the application and supporting paperwork are available at the Fayston, VT town offices.
2. Notice of the hearing was properly published. On November 14, 2017 the legal warning for a public hearing for review of this application was published in the Valley Reporter. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.
3. Abutters to the property were properly notified of the hearing.
4. The application and plans were considered by the Development Review Board at a public hearing which occurred on January 9, 2018. The Development Review Board reviewed the application and plans under the Town of Fayston, VT Land Use Regulations, as amended August 29, 2012.

**The following exhibits were submitted to the Development Review Board:**

Exhibit A. Subdivision application #3449

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Warning placed in the Valley Reporter on November 14, 2017. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

**Findings:**

1. Applicant waived right to be heard by a full five-member Board.

2. The Board found the application to be complete at a public hearing held January 9, 2018.
3. The Board declared the application one for a minor subdivision.
4. The applicant seeks approval under Article 7 of the Fayston Land Use Regulations for a lot-line adjustment (minor subdivision) of approximately 0.21 acres. The subject properties are parcel IDs #05-023.00 and #05-057.001, located off Moulton Road and Hobart Lane, in the Town of Fayston, VT. Subdivision approval is requested pursuant to review under the Town of Fayston, Vermont Land Use Regulations, as amended August 29, 2012, Articles 6 and 7.
6. The property is located in the Rural Residential District as described on the Town of Fayston Zoning Map on record at the Town of Fayston municipal office, also described under Article 2, Table 2.4 of the Town of Fayston, VT land use regulations.
7. The applicant's parcel is adjacent to land owned by Tobias and Deborah Knapp, Robert Sherwin and Justice Boyden, William Cochrane, Green Mountain Valley School, Lois Corter, Richard and Mary Brothers, Robert Swift and Patricia Greene-Swift, Anthony Egan, Elsa Mauger, Evelyn Pitts and John Scott McLaughlin, and James and Katerine Elkind.
8. The proposed project involves amending the Hobart subdivision (permit #2720), to perform a boundary line adjustment between the Cadwell and Hobart properties. 0.21 acres from the previously-approved Hobart Lot 2 is proposed to be added to the Cadwell property.
9. Waiver of sketch plan review is requested.
10. The right-of-way (ROW) will continue to exist, although ownership of the ROW will change from the Hobarts to the Cadwells. The ROW is associated as both a driveway to a Green Mountain Valley School building as well as the driveway to the Cadwell house.
11. No changes will be made to the ROW, and no new construction will take place.

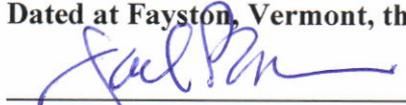
**Decision:**

DRB members voted unanimously to approve application #3449 for lot-line adjustment (minor subdivision) with the following conditions:

**Conditions:**

1. Obtain and follow all other required local, state and federal permits.
2. A final mylar/plat, depicting the site plan as approved by the Board at the January 9, 2018 hearing, must be filed with the town clerk within 180 days of the date of this decision.

**Dated at Fayston, Vermont, this 29<sup>th</sup> day of January, 2018.**

  
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**Jon Shea (Chair of the Fayston Development Review Board)**

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [Development Review Board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.