

**Development Review Board, Town of Fayston, VT  
Notice of Decision for Application No. 3251**

**Applicant(s): Green Mountain Valley School**

**Parcel ID: #05-022.001**

**Reason for Application: Conditional Use**

**Public Hearing Attendees:** DRB members: Jon Shea (Chair), Mike Quenneville, Chuck Martel, Kevin Wry, Leo Cohen; ZA: John Weir; Public: Gunner McCain, Tim Harris, Debra Jones, Tony Egan, Dave Gavett, Jane Hobart, David Jones, Lois Courter, John Stetson, Jared Cadwell

**Introduction and Procedural History:**

1. The Development Review Board application was filed on September 6, 2013 requesting conditional use approval, as an accessory structure to a conditional use under Section 2.4 Table 2.4 of the Fayston Land Use Regulations, to construct a new sports center and maintenance building for existing school. 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 September 18, 2013 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 interested parties with regard to this application were: Tony Egan, Jane Hobart, David Jones, Debra Jones, and Lois Courter.
5. The application and plans were considered by the Development Review Board at a public hearing which occurred on October 9, 2013. 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. Conditional use application #3251

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Proof of mailing: receipt of priority mailing to adjoining landowners

Exhibit D. Warning placed in the Valley Reporter on September 18, 2013. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

**Findings:**

1. The Board found the application to be complete at a public hearing held October 9, 2013.
2. The applicant seeks conditional use approval to construct a new sports center and maintenance building for existing school. The subject property is parcel 05-022.001, located at 271 Moulton Road, in the Town of Fayston, VT. Conditional use approval is requested pursuant to review under the Town of Fayston, Vermont Land Use Regulations, as amended August 29, 2012, Article 5.
3. 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.
4. The applicant's parcel is adjacent to land owned by Jared Caldwell, Al and Jane Hobart, David and Debra Jones, Lois Courter, Tony Egan, Martin Patterson, the Norma F. Watts Family Trust, and TLC Capital.
5. Applicant seeks to construct a new 30,873 square foot sports center and relocation of an existing 1,152 square foot maintenance building on the campus of Green Mountain Valley School.
6. Infrastructure for the project will involve connection to/construction of water supply and wastewater systems, a new stormwater management system, expansion/reconfiguration of parking and access drives, and reconfiguration of an existing curb cut.
7. The expansion project does not result in additional students or staff.
8. Applicant intends to erect a retaining wall along Moulton Road. The retaining wall will also provide for spectator seating.
9. Applicant intends to place cedar hedges along Moulton Road to act as a barrier.
10. For purposes of the Fayston Land Use Regulations, the height of the new sports center would be 34 feet and 8 inches ("Height is measured vertically from the highest point on top of the structure to the average of the highest and lowest finished grade at the foundation or base.)
11. Downcast lighting for exterior illumination is least obtrusive to property owners within a residential district.
12. Applicant's stormwater plans include the construction of four stormwater ponds in rain-garden fashion. Because the roof will be flat metal, the plan is divert 2/3 of the water into tanks in the ground and the remaining 1/3 through the ponds.

13. Overflow parking is of major concern to the interested parties. Travel along the Moulton Road extension during school sporting events is extremely difficult as cars tend to park along both sides of the road.

14. At present, there exist forty available (40) parking spaces on school property.

15. The Board found that some sort of official parking management plan is necessary.

16. Applicant maintains that there could be a couple relief areas for overflow parking, and that thirty-eight (38) additional parking spaces can be created on the school's property. This would, in addition to the forty (40) existing spaces, provide a total of seventy-eight (78) parking spaces.

17. Gunner McCain offered that signage, in appropriate places, would thwart people from parking along the Moulton Road extension.

18. Gunner McCain offered that having someone to direct parking during sporting events would also prevent parking along the Moulton Road extension.

19. Appropriate scheduling of school sporting events would help prevent the need for overflow parking.

**Decision:**

DRB members present voted unanimously to approve conditional use application #3251 with the following conditions:

**Conditions:**

1. Applicant must develop a parking management plan which includes, but is not limited to, the following components:
  - a) A minimum of thirty-eight (38) additional parking spaces must be created
  - b) Signage (temporary or permanent) must be placed in appropriate places to direct traffic away from parking along the Moulton Road extension
  - c) Staff and/or contracted authorities to maintain emergency access at all times during school-sponsored events to all residences located along the Moulton Road extension.
2. All exterior lighting on the new sports center and maintenance building must be downcast.
3. Applicant must abide all applicable State permits, including but not limited to any general construction permit, stormwater and erosion control plans as set forth by the State of Vermont.

Dated at Fayston, Vermont, this 8<sup>th</sup> day of November, 2013.

  
Jon Shea Development Review Board Chair

8<sup>th</sup> November 2013

**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.