

**Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 3421-3422**

Applicant(s): Summit Ventures NE, LLC

Parcel ID: #11-085.001

Reason for Application: Ski lift replacement

Public Hearing Attendees: Attending: DRB Members: Chair: Jon Shea, Jim Halavonich, Kevin Wry, Mike Quenneville, and Shane Mullen. ZA: John Weir. Public: Margo Wade, Amy Kretx, Kevin Babic, and Warner Babic

Introduction and Procedural History:

1. The Development Review Board application was filed on April 14, 2017 requesting approval under Article 3 of the Fayston Land Use Regulations for development on slopes in excess of 15% in grade (replacement of ski lift). Conditional use review is also required pursuant to Article 2, Table 2.3 (C) (28) of the Fayston Land Use Regulations (ski lift/area operations). 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 May 12, 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 May 30, 2017. 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 #3421 and Zoning application #3422

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Warning placed in the Valley Reporter on May 12, 2017. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

Exhibit D. Low-Risk Construction General Permit #3-9020

Findings:

1. The Board found the application to be complete at a public hearing held May 30, 2017.
2. The property is located in the Recreation 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 2.3 of the Town of Fayston, VT land use regulations.
3. The applicant's parcel is adjacent to land owned by Mad River Cooperative, Mad River Corporation, State of Vermont, Bear Cobble Tree Farm LLC, Megan Gadd, Michael Trahan, Thomas and Cari Papp, Sterling Ski Club, Inc., Glenn Corso, Seth Henry, Scott Sneath, and Debora Manchester.
4. Applicant Summit Ventures seeks to replace the Sunshine Double chair lift at Mount Ellen.
5. Project components include removal of the existing fixed-grip double chair lift, towers, top and bottom terminals and associated infrastructure; and installation of a new fixed-grip quad chair lift, towers, top and bottom terminals and associated infrastructure. Also included is limited tree removal in order to re-establish ski trail edges and improve skier circulation at the unload station and along with associated site grading.
6. The need for the proposed lift replacement is to upgrade existing and older equipment, improve skier experience and improve safety for beginner and skiers and group lessons.
7. No new terrain is proposed – the proposed new lift will take the same path as the existing lift.
8. The number of towers along the lift will increase from six to eight.
9. Approximately 15 trees will be removed in this project, as well as additional brush. Tree stumps will be tucked into the side of the trails for purposes of decomposition and soil stabilization. The branches will be used for firewood.
10. The total area of disturbance will be about 0.86 acres. Mulch will be used for temporary stabilization. For permanent stabilization, mulch and seed will be used for slopes less than 15% in grade and seed and matting for slopes in excess of 15% in grade. ECS-2 matting will be used.
11. A low-risk Construction General Permit has been obtained for the project.
12. The overall slope of the land over which the Sunshine lift traverses is approximately 22% in grade along the lift line.
13. Pursuant to Section 3.4 (D) (Standard 2), ski/lift area development is allowed as a conditional use on slopes in excess of 15% in grade.
13. With regard to the tower footprints, the proposed new cylinder lift towers will be slightly smaller in diameter, approximately 3 foot bases.

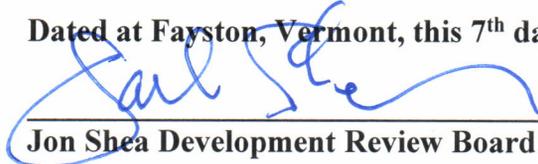
Decision:

DRB members voted unanimously to approve application #3421 for development on slopes in excess of 15% in grade with the following conditions:

Conditions:

1. Obtain and follow all other required local, state and federal permits.
3. Erosion control blankets must be used on slopes in excess of 12% in grade.

Dated at Fayston, Vermont, this 7th day of June, 2017.


_____,
Jon Shea Development Review Board Chair

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.