

**Development Review Board, Town of Fayston, VT
Notice of Decision for Application No. 3458**

Applicant(s): Green Mountain Valley School

Parcel ID: #11-085.001

Reason for Application: Improve/Widen Brambles Ski Trail on Mt. Ellen

Public Hearing Attendees: Attending: DRB Members: Jon Shea (Chair), Shane Mullen, Mike Quenneville, Lindsay Browning. ZA: John Weir. Public: Tim Harris, Steve Utter, Dick Atkinson, Peter Lazorchak

Introduction and Procedural History:

1. The Development Review Board application was filed on February 23, 2018 requesting approval under Article 3.4 (E) of the pending Fayston Land Use Regulations for development on slopes in excess of 15% in grade. 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 February 24, 2018 the legal warning for a public hearing for review of this application was published in the Times-Argus. 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 March 27, 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. Conditional use application #3458

Exhibit B. Letter to adjoining landowners with project description

Exhibit C. Warning placed in the Times-Argus on February 24, 2018. This warning was also posted at the Fayston municipal offices, as well as at both the Moretown and Waitsfield post offices.

Exhibit D. Erosion Prevention and Stormwater Control Plan, dated 2/23/2018

Findings:

1. The Board found the application to be complete at a public hearing held March 27, 2018.
2. The property is owned by Summit Ventures, LLC, d/b/a Sugarbush Resort.
3. 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.
4. The subject 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.
5. Applicant Green Mountain Valley School seeks to widen and otherwise improve the Brambles Ski Trail on Mt. Ellen.
6. Applicant wished to proceed without a full five-member Board.
7. Specific project components include the approximate 30-foot widening of the Brambles trail and improving the existing connection between the Brambles trail and the Inverness trail. These improvements will provide an enhanced ski race training venue and improved terrain and safety for all skiers.
8. Should project completion go beyond October of 2018, the applicant may have to renew its General Permit authorization from the State.
9. The site is located on the existing lower Brambles ski trail near the base area of Mt. Ellen. There is an existing work road on the Inverness trail. There are also several water bars to intercept and direct drainage along the trail. The project will consist mainly of stumping and grading. Excavated material will be placed in an area where the potential for sediment to mobilize and disperse is eliminated by the installed erosion prevention and sediment control measures. New water bars will be installed as shown on the site plans. Stone check dams will be installed at the end of all new water bars. Disturbance has been broken down to three phases to reduce the amount of disturbed soils at any one time on the site.
10. Pursuant to Section 3.4 (E), ski/lift area development is allowed as a conditional use on slopes in excess of 15% in grade so long as the proper stormwater and erosion control measures are practiced.

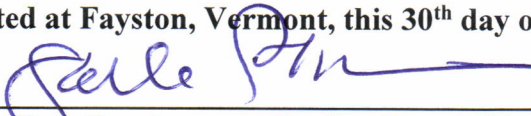
Decision:

DRB members voted unanimously to approve application #3458 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.

Dated at Fayston, Vermont, this 30th day of April, 2018.



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.