

**FAYSTON DEVELOPMENT REVIEW BOARD**  
**MINUTES**  
**TUESDAY, JUNE 23, 2020**  
**Unapproved**  
**Via ZOOM**

Attending DRB Members: Shane Mullen (Chair), Lindsay Browning, Jared Alvord, Pete Ludlow (via phone); ZA: JB Weir; Public: Peter Forbes

The meeting opened at 6:02 p.m.

Chair Mullen opened the hearing for application #3574 (parcel ID# 05-063.000, located at 700 Bragg Hill Road, Fayston). Applicants Peter Forbes and Helen Whybrow request approval under Section 3.10 (B) (2) of the Fayston Land Use Regulations for a second permanent sign in accordance with Section 4.9 for mixed uses.

Lindsay moved to find the application complete. Jared seconded. All were in favor and the motion passed.

Peter Forbes explained the application. Peter noted the difficulty of owning and operating a farm during a pandemic. Peter believes a new, permanent sign for their farmstand products would go a long way in maintaining the business in these difficult times. Peter added that new signage will help our customers know that we are open, and what specifically is being offered at our farm stand store, and to reduce casual traffic. The farm is closely following all the governor's standards and guidelines for how to safely operate the store, safely offer up its land for public access, and to open its pick your-own blueberry operation. Past practice for the warmer months has been to use sandwich boards to advertise what products are available that day. Peter believes that practice won't be enough this year given the difficulties around the pandemic - his farming business may not survive without greater effort in how it presents itself, and signage is one important part of that.

Peter believes the new sign will aid in the preservation of public health. It is critical that the farm be able to communicate clearly with the public in order to keep in line with the latest guidelines from the State as to conducting business during the pandemic. This includes providing notice that capacity has been reached. Peter noted that they are self-governing themselves such that they are limiting the amount of customers to the farm to 50 people per day. Having a farmstand product sign will communicate clearly what products are available and hopefully cut down the number of passersby who go onto the farm as casual shoppers. If nothing is available or the products are minimal, communication as such will cut down on needless entry. Once a 50-person capacity has been reached, Peter will take down the "Open" placard. Peter reiterated that the sign is a first point of communication in these changing times.

Peter noted that there is one existing sign – which reads "Knoll Farm" – which was permitted in 2004. The new sign was built by Ky Koitzsch, who has conflicted off hearing this application.

Lindsay asked how many feet off Bragg Hill the sign would be set. Peter stated about 25 feet off the edge of Bragg Hill Road. Shane noted that, per Section 3.10 (B) (6), "No sign shall be

located within 15 of any property line, 15 feet to the nearest intersection, nor within 50 feet to any road intersection.”

Peter noted that Knoll Farm has a variety of permitted uses, including the campground/refuge/retreat that encompasses 17 yurts, local office spaces and then the farm operation itself. The existing sign which reads Knoll Farm identifies the property as a whole, while the farmstand sign will provide a list of available products as well as show that the farm is open, closed at maximum capacity pursuant to State health guidelines.

The proposed new sign will be 10 feet tall, 5 feet wide, with the individual hanging boards three feet wide. Shane asked how tall the individual hanging boards will be. Peter said 8 inches. Per Section 3.10 (B) (3), “on premise business signs shall not exceed 16 square feet...” The square footage of the proposed sign satisfies this regulation.

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

The Board went into deliberative session at 6:17 p.m.

The Board exited deliberative session at 6:27 p.m.

The meeting adjourned at 6:28 p.m.