

**FAYSTON DEVELOPMENT REVIEW BOARD
MINUTES
TUESDAY, JULY 21, 2020**

Unapproved

Via ZOOM and Fayston Town Office

Attending DRB Members: Shane Mullen (Chair), Lindsay Browning, Pete Ludlow; Ky Koitzsch, Mike Quenneville; ZA: JB Weir; Public: Rebecca Baruzzi, Kaziah Haviland

The meeting opened at 6:02 p.m.

Chair Mullen opened the hearing for application #3582 (parcel ID# 01-050.000, located at 122 Nelson Farm Road, Fayston). Applicants Rebecca and Eric Baruzzi request approval under Section 4.1 (B) of the Fayston Land Use Regulations to convert a portion of a house to an accessory dwelling of greater than 30% of the existing livable floor area of the principal dwelling.

Chair Mullen noted that proof of abutter notice was included with the application. Lindsay moved to find the application complete. Pete seconded. All were in favor and the motion passed.

Rebecca Baruzzi explained her application. Rebecca noted that she lives on a cul de sac and in a house that is twice the size needed for her family. The proposal is to make the entire second floor of the home an accessory dwelling unit with its own access. Rebecca noted that the wastewater system is designed for three bedrooms. No changes to that system are necessary as the total number of bedrooms will not change. No exterior construction is planned. Rebecca stated that there is adequate space for another parking spot for the tenant. Rebecca added that she is utilizing the housing coalition for this project. Her hope is that, given the inventory of housing in the valley and the dire need for more affordable housing, others may follow suit and perhaps create their own accessory units to fix the housing problem. Lindsay asked what interior changes needed to be made to accommodate the accessory unit. Rebecca stated that there are two bathrooms upstairs. One will be converted into a kitchen for the unit. In addition, a wall will be removed in the master bedroom to allow for more open space. The downstairs will require the staircase to be walled off and the addition of a full-bath. Ky asked about the bedroom layout. Rebecca stated that there will be one bedroom upstairs and two downstairs.

Lindsay inquired about the square footages. ZA Weir noted that the property card lists the square footage of the home as 2,452. There did appear to be some discrepancy between Rebecca's numbers and the property card. The property card lists the second floor as 900 square feet, or about 35% of the livable floor area of the principal dwelling. Rebecca believes the second floor is approximately 850 square feet, and the size of the entire home is approximately 2,700 square feet. In any event, calculation of both sets of numbers falls within the 30% - 40% threshold as set forth in Section 4.1 (B).

Rebecca asked what the policy reason is for this regulation that limits the size of accessory dwelling units. ZA Weir stated that this regulation is the first to be revised once the Planning Commission finished the Town Plan adoption process. The reasoning may have been aesthetics

and avoiding having two full-size homes right next to each other. In any event, the regulation is likely to be revised to allow for accessory units that are larger than what is currently permitted.

Shane asked Rebecca whether any State permitting is necessary. Rebecca said that an amendment to her existing wastewater permit would be necessary, but it should just be administrative. Rebecca also stated that the project may be subject to Act 250. Ky asked why. Rebecca stated it has to do with the original subdivision.

Shane asked how many parking spaces there are. Rebecca stated that there are two spaces within the garage, two in front of the garage and another two possible spaces on what is currently used for basketball.

Shane reviewed the General and Specific Review Standards of Section 5 as well as the responses thereto from Rebecca in her application. Members had no concerns.

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

Members reviewed the minutes of May 12, 2020 and June 23, 2020. Shane moved to approve, and Pete seconded. All were in favor and the motion passed.

The Board went into deliberative session at 6:25 p.m.

The Board exited deliberative session at 6:32 p.m.

Shane moved to adjourn at 6:45 p.m., and Mike seconded. All were in favor and the motion passed.

The next meeting of the Fayston Development Review Board is August 11, 2020 at 6:00 p.m.