

**FAYSTON DEVELOPMENT REVIEW BOARD**  
**MINUTES**  
**TUESDAY, SEPTEMBER 29, 2020**  
**Unapproved**

Attending DRB Members: Shane Mullen (Chair), Pete Ludlow, Mike Quenneville, Ky Koitzsch; ZA: JB Weir; Public: Abby Dreyer, Gunner McCain, David Hodgson, Kaziah Haviland

The meeting opened at 3:31 p.m.

This was an initial site visit for applications #3599 and #3600. Applicant Abby Dreyer proposes 1) a 6-unit Planned Residential Development with tiny homes and a minor subdivision of her 114.3-acre parcel into two lots of 108.33 and 6 acres. The 6-acre parcel would encompass the 6 tiny homes and common space. Applicant seeks to provide more affordable housing in the Mad River Valley by offering the tiny homes as rentals for not more than \$1,000 per month.

Gunner presented the Board with updated plans. The wastewater design calls for one large Presby mound with no pressurizing. The gravity-fed mound system would feed into one single tank. The tiny homes will be situated on either concrete slabs, trailers or piers. There would be no basements. Ideally power will run underground and there is an existing pedestal close to the proposed homes. All homes would be less than 1,000 square feet. The homes are proposed to be situated around a meadow on the property that would serve as a common communal area. The applicant also wished to construct a barn on the property for storage of equipment. Applicant would run electricity to the barn but would not tie it into any wastewater system or potable water supply.

Applicant's driveway, which is quite lengthy, would become a private road per Town regulation. The cut off North Fayston Road would need to be larger, perhaps 30 feet wide. Portions of the current driveway approximate 14 feet in width. Applicant prefers not to widen the driveway, but instead add pull offs to allow for two-way traffic scenarios.

The site visit concluded at 4:20 p.m.

The next meeting of the Fayston Development Review Board will be October 13, 2020 at 6:00 p.m. This will be the first hearing for the Dreyer application.