

MINUTES
FAYSTON PLANNING COMMISSION
APRIL 11, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Jim Halavonich; ZA: John Weir (temporary member)

The meeting was called to order at 5:40 pm.

Members began the meeting with discussion concerning the Planning Commission vacancy. Fred Gilbert emailed John Weir stating that he intends to be back at meetings in May. This coincides with the beginning of Shane Mullen's tenure on the Planning Commission. Shane has been appointed to the Commission by the Selectboard, and will begin attendance at meetings in May once he has settled in Fayston. In addition, Tim Jones had emailed John concerning the vacancy on the board. Tim is a Fayston resident with a background in environmental science. Tim plans to attend the April 18, 2016 meeting to meet board members. Polly then asked members what they thought of moving to a six or seven-person board. Members agreed that the Planning Commission should stay a five-member board.

Discussion ensued as to Fayston's Hazard Mitigation Plan. The mitigation plan on file with FEMA expires in 2017, and needs to be reviewed and updated.

Members then reviewed the Minutes of March 21, 2016. Carol suggested edits to the Minutes as drafted. Carol moved to approve the Minutes as amended, and Jim seconded. All were in favor and the motion passed.

Members then discussed the latest draft of the facility siting standards to be included in the Town Plan. After making revisions per the suggestion of the Town attorney, Polly had forwarded the latest draft to the Vermont League of Cities and Towns (VLCT) for review. VLCT approved of the standards. As the addition of these facility siting standards constitutes a material change to the recently-adopted Town Plan, the Board must proceed according to the municipal plan adoption process. This would include public hearings, a report, notification to abutting towns, approval by the Selectboard, etc. John will prepare a memo detailing this formal adoption process for next meeting.

Members next discussed the mapping of the primary and secondary conservation areas to be included in the revised land use regulations. Jens Hilke of the Agency of Natural Resources had generated maps of the conservation areas as detailed by the Board. Jens had reservations about the elevational gradients and their effect on adding too much total area to the Primary Overlay. Jens preferred the look of the Primary and Secondary Conservation Areas without inclusion of the elevation zones. Jens also took a look at the scenic resources map and noted an incredible

overlap with areas already identified in the Primary and Secondary Overlays (as well as Primary Conservation Areas and the Secondary Conservation Areas). Members agreed that, when viewed as a map, the overlapping seemed to cover the entire town. Polly asked whether the elevation zones should be removed for clarity purposes. Members are reluctant to remove the elevation zones entirely. Members decided it would be best to work with Jens in person on the mapping. Since Carol works in the same building as Jens, Carol will try to work together with Jens initially. Polly will send Jens an email to see if that is possible.

Members then discussed the next steps in the revision process for land use regulations. Members agreed that they are at a point in the process where it would be best to have a draft document incorporating all the completed revisions in one place. John has a good start with the completed revisions. Carol will forward John the finalized Section 6.3 (Subdivision Standards – protection of Natural Cultural Resources). John will create a new document, which includes all the finalized revisions, for the May meetings.

The next meeting of the Fayston Planning Commission is April 18, 2016. At that meeting, members will review the adoption process for the Town Plan amendment and solidify some dates within that process. If Carol has the opportunity to meet with Jens before that meeting, members will further discuss the mapping of the Conservation Areas. Members will also start reviewing the definitions within the land use regulations, making revisions or additions where necessary.

The meeting adjourned at 7:00 p.m.