

MINUTES
FAYSTON PLANNING COMMISSION
MARCH 13, 2017
Unapproved

Members Present: Polly McMurtry, Carol Chamberlin, Don Simonini, Shane Mullen

ZA: John Weir

Public: Karen Sauther

Polly began discussion with the need to find a new member. Fred has been unable to get to the meetings, Polly will ask the Selectboard to make Fred an honorary member. Don suggested his neighbor Doug Day. Karen Sauther also may be interested.

Members then proceeded with the annual organizational meeting. Don moved to nominate Polly as Chair of the Planning Commission and Shane seconded. All were in favor and the motion passed.

Shane moved to nominated Carol as Vice-Chair and Don seconded. All were in favor and the motion passed.

Carol moved to continue the Valley Reporter as the newspaper of record, and to continue posting at the town office, the Waitsfield and Moretown post offices, on the municipal website and, in addition, to Front Porch Forum as necessary. Don seconded Carol's motion. All were in favor and the motion passed.

The meeting dates and times will continue to be the first and third Mondays of the month at 5:30 p.m.

Members next discussed the regulation of Air Bnbs in Vermont as well as exploring such regulation under the land use regulations. This arose as there is a situation over at Top of the Valley condominiums in which an individual has purchased all but one of six condos, lives in one unit and rents out the rest via Air Bnb. Members agreed that research should be done to see how some towns are approaching this situation in their zoning regulations. Shane had found some information from the Town of Woodstock. John plans to ask the property owner from Top of the Valley to apply to the Development Review Board for conditional use approval to operate, in essence, what constitutes an "inn/lodge" under the Fayston Land Use Regulations. Members will do further research on the regulation of Air Bnbs in Vermont and revisit at a future date.

Carol inquired whether lighting of signs should be required to be downcast and shielded as set forth in Section 3.10. Members also discussed whether outdoor lighting should be required to be downcast in all sections of the regulations where it arises.

Members then reviewed the minutes of February 20, 2017. Several revisions were made. Carol moved to accept the minutes as amended and Don seconded. All were in favor and the motion passed.

Members then reviewed Gail Alosio's comments on the pending draft of the Fayston Hazard Mitigation Plan. Members revised start dates per Gail's suggestions.

Carol stated that she is no longer able to be Fayston's representative to the Central Vermont Regional Planning Commission. Carol also wants to finish up as representative to the Mad River Valley Planning District. New members should be appointed by the Selectboard.

The next meeting of the Fayston Planning Commission is March 27, 2017.

The meeting adjourned at 6:20 p.m.