

MINUTES
FAYSTON PLANNING COMMISSION
November 20, 2017
Unapproved

Members Present: Polly McMurtry, Carol Chamberlin, Shane Mullen, Don Simonini, Doug Day; ZA; John Weir.

The meeting was called to order at 5:00 pm.

Members first reviewed the minutes of November 6, 2017. Shane moved to approve and Don seconded. All were in favor and the minutes were approved.

Members proceeded to review comments received from the public at the hearing for the proposed land regulations on November 6, 2017. Specifically, members addressed Figure 5.1 – determining undue adverse effect. Members left the existing proposed language in place. Members then discussed the contour interval mandates. Two-foot contours are required for projects on steep slopes; whereas five-foot contours should be used otherwise. Members briefly discussed new trail creation in the Forest Preserve district. New trails (horse riding and bike) should be prohibited above 2,500 feet in elevation, but existing trails are grandfathered. Members discussed slopes and where/how to measure. Clarification of measurement process is in the regulations. Concerning Section 3.4(E)(1)(a), driveways should be laid out consistent with 12-foot contours. Any driveway proposed that exceeds 12% grade requires conditional use review. Members discussed solar screening and the comment that screening may block the light. Members agreed that this was a site-specific evaluation. Members also discussed whether to further clarify the definition of *steep slope* and *very steep slope*. This should be clear to the applicant and members should separate the two definitions from the general *slope* definition. Members corrected the proposed language concerning soil site classes (classes should be I, II and III.) Members discussed the Natural Resource Overlay (NRO) District standards. Members then discussed the supposed clustering mandate in Section 6.3 (C). The language should be changed to read *new lots* and not *new building envelopes*. Members discussed the supposed consultant requirement for projects proposed in the NRO district. Members agreed that the Development Review Board can waive this requirement pursuant to Table 2.9 (E) (8). Members then discussed the riparian buffer setback and *high water* mark versus *top of bank*. Section 3.13 (A) provides a fallback if the ordinary high water mark is not discernible.

A motion was made to forward the proposed Fayston Land Use Regulations pending finalization of the document stemming from changes made subsequent to the PC public hearing. All were in favor and the motion was passed.

Don provided an update on the Mad River Valley Planning District. Carol provided an update on the Fayston School Stormwater project.

The meeting adjourned at 7:15 p.m.