

MINUTES
FAYSTON PLANNING COMMISSION
FEBRUARY 23, 2015
DRAFT

Members Present: Dave Koepele, Carol Chamberlin, and Polly McMurtry; ZA: John Weir

Dave called the meeting to order at 5:05 p.m.

Members first discussed the Minutes of January 26, 2015. Polly moved to approve the Minutes, and Carol seconded. All were in favor and the motion passed.

This is Dave's second to last meeting. At least one if not two new members need to be recruited for the Planning Commission. Carol mentioned that it might be good to have a high school or college student be a member. This would provide a different prospective than the Commission has at present.

Members then discussed the pending regional approval of the 2014 Town Plan by the CVRPC. The regional planning commission will hold a review of the town plan on March 10, 2015. Approval by the CVRPC is necessary for any future grants the Town would like to apply for. Gail Aloisio from the CVRPC will attend the next meeting of the Commission on Monday March 2, 2015. She will provide us with any information regarding regional approval and the process it entails.

Members briefly discussed the pending Vtel telecommunications tower application. John Weir indicated that he had heard nothing new since the Commission last met. Dave said that he had talked with Jim Westhelle a few days prior. Jim mentioned that he had met with a member of the Public Service Board and the Governor's Chief of Staff to discuss the proposed tower. There was no other news regarding Vtel's proposal.

A brief discussion ensued concerning PACE (Property Assessed Clean Energy). Townspeople had voted to implement the program at last town meeting and members were curious as to what has been going on, if anything, with the program. The Commission would like John to contact David Frank to see if he would attend a future meeting to discuss the progression and implementation of the PACE program here in Fayston.

Members then moved on to the pending revisions to the land use regulations. Continuing from the prior meeting, John had drafted a new "steep slope" section (Section 3.4 (E)) based on members review of the Town of Warren's regulation concerning the same. Much of the draft used the very same language from Warren's regulation. Since last meeting, Gunner McCain provided commentary on the revisions. Gunner listed a few parts of Warren's steep slope regulation which he believes is confusing or contradictory. The Board reviewed John's draft as

well as Gunner's comments. A revised draft of the new regulation will be completed by John per members' discussion and presented at next meeting.

Members then discussed any pending changes to subdivision review as contained in the regulations. Members will review the subdivision regulations of Waitsfield and see what, if anything, could be revised in our own regulations as made necessary by revisions to the new Town Plan.

Members will also work to revise any regulation concerning stream/wetland buffer zones. Members plan to increase the necessary distance of such buffer zones from 50-feet to 100-hundred feet.

The next meeting of the Fayston Planning Commission is March 2, 2015.

The meeting adjourned at 6:45pm.