

MINUTES  
FAYSTON PLANNING COMMISSION  
MARCH 2, 2015  
DRAFT

Members Present: Dave Koepele, Carol Chamberlin, Polly McMurtry, and Jim Halavonich; ZA: John Weir; Public: Gail Aloisio

Dave called the meeting to order at 5:00 p.m.

Members first discussed the Minutes of February 23, 2015. Polly moved to approve the Minutes, and Jim seconded. All were in favor and the motion passed.

Discussion ensued as to finding a new member for the Planning Commission. This is Dave Koepele's last meeting. Polly mentioned that she had reached out to Lee Krohn with regard to recruiting a younger person (i.e. high school student) to join the Commission. This would provide a different perspective on planning. Also Carol has compiled a list of Harwood teachers who might recommend students who would be interested.

Next, Gail Aloisio from the Central Vermont Regional Planning Commission (CVRPC) spoke to members regarding the pending regional approval of the new Town Plan. There will be an initial review of the town plan by a five member committee of the CVRPC on March 5 to ensure the plan has met the necessary criteria. If found satisfactory, that five-member committee will make a recommendation to the full committee who meets on March 10. That full committee will officially vote on regional approval. A Planning Commission representative must attend the March 10 review.

Gail recommended two revisions to the plan, both are non-substantive and would not necessitate notice and public comment. The first recommend change concerns changing the title to the map on page 7-99 to include the reference to "facilities." In addition, housing inventory numbers from 2000-2010 do not mesh in two sections. John will work with Gail to revise this. Regional approval from the CVRPC might be conditioned upon making these two revisions. Once revised, the plan with those changes can merely be submitted to the Select Board without additional hearing or public comment.

Gail and members proceeded to discuss soils and soil productivity potential in relation to the forest stewardship project. CVRPC is now working with individual municipalities to develop forest stewardship goals specific to their communities, and identify and implement actions that protect the value of unfragmented forest. Gail cited one of the updated town plan's goals and objectives which promotes economic growth via Fayston's heavy forest. However, Gail wondered how much economic value might be had here. Although Fayston is heavily forested,

the soils are not necessarily very productive on account of the vast amount of ledge. Gail questioned how much soil and forestry will play a part in the economic growth of Fayston.

Discussion was then had as to subdivisions and methodologies to avoid fragmentation of forest. Members discussed what could be added to or emphasized within the regulations to ensure the Development Review Board would protect forests when reviewing subdivision applications: including clustering, placement of building envelopes and other detailed guidelines within the land use regulations. Gail will work on possible language to address forest protection and avoiding fragmentation within the land use regulations.

Members then reviewed John's revised draft of the new steep slope section. John will make one minor change to the language and then it will be complete and set aside until the remaining revisions or additions to the regulations are complete. At that point, public comment and review must be had.

For the next meeting, members will discuss revising the regulations to increase all buffers to streams and wetlands from 50-feet to 100-feet. In addition, members will review the Waitsfield subdivision regulations to see what measures are utilized therein as to protecting resources and avoiding fragmentation. Polly also added that we should incorporate new energy siting regulations into the first wave of regulation revisions.

The meeting adjourned at 6:53p.m.