

MINUTES  
FAYSTON PLANNING COMMISSION  
APRIL 6, 2015  
DRAFT

Members Present: Carol Chamberlin, Polly McMurtry; Jim Halavonich; ZA: John Weir; Public: Gail Aloisio, Cole Lavoie

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

Harwood Union High School student Cole Lavoie was in attendance at his first meeting. Cole's intended involvement with the PC is as a student representative whose input as a younger participant would be fresh and valued. Polly will need to request that the SB appoint him as a non-voting representative.

Gail Aloisio provided members with work she had done on our subdivision regulations. Specifically, Gail provided the Board with proposed definitions that should be included within the regulations, as well as revised subdivision standards. The Land Use Regulations already provide provisions addressing wildlife habitat, wildlife travel corridors, forest fragmentation and productive forest. Some of the terms, however, are not defined, and productive forest is not protected in the subdivision regulations. Adding definitions for “wildlife travel corridors,” “fragmentation,” “contiguous forest,” and “productive forest,” along with a few other key terms that lack consistent definitions, will clearly communicate to applicants and the DRB which features are to be identified and afforded protections. “Wildlife habitat” is referred to with several slightly different terms throughout the Regulations, and should be consolidated for clarity. All of these features can then be incorporated under the resource protection provisions in the “Protection of Wildlife Habitat and Natural Areas” standards, with one or two added provisions for specific protections of productive forests. The existing Subdivision Standards indicate protections for critical wildlife habitat, contiguous forest and wildlife travel corridors, however various terms are used throughout the provisions to identify what may or may not be meant to be the same resource. Gail’s proposed revisions to those standards incorporate her proposed definitions, and utilize one term for each resource it is understood that Fayston would like to protect. Provisions are also suggested allowing for flexibility on excessively constrained sites, and allowing for ongoing forest management.

The Board then proceeded to discuss the need for additional members on the Commission. Members would like to meet both Kevin Russell and Rowan Cignoni at the next meeting. Both have expressed interest in joining the Planning Commission. Also, John Weir has offered to serve as an alternate. Polly is going to discuss that with the Selectboard.

Members proceeded to their annual organizational meeting. As to the election of officers, Carol moved to elect Polly as Chair and Jim seconded. All were in favor and the motion passed. Jim

moved to elect Carol vice-Chair and Polly seconded. All were in favor and the motion passed. As to setting regular meeting times, Carol moved that the date and time be kept as the first and third Mondays of the month at 5pm, and Jim seconded. All were in favor and the motion passed.

As to the locations for official posting of notices, Carol moved that the locations be the Waitsfield and Moretown post offices, and Jim seconded. All were in favor and the motion passed. As to the newspaper of record, Jim moved that it be the Valley Reporter and Carol seconded.

Members then discussed the Minutes of March 2, 2015. Jim moved to approve and Carol seconded. All were in favor and the motion passed.

Members then discussed the CVRPC's Future Land Use map for inclusion in the regional plan rewrite. The RPC is looking for any comments from towns. The Board had no issue with the map and no comments were necessary.

Members discussed the upcoming land use regulations work. These include the subdivision regulations, increasing the stream buffer zone from 50 feet to 100 feet, and wind and solar energy facility siting.

The next meeting of the Fayston Planning Commission is April 20, 2015.

The meeting adjourned at 6:45pm.