

MINUTES  
FAYSTON PLANNING COMMISSION  
MAY 4, 2015  
DRAFT

Members Present: Carol Chamberlin, Polly McMurtry; Rowan Cignoni; ZA: John Weir;

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

Members first discussed the Minutes of April 20, 2015. Carol moved to approve as amended, and Rowan seconded. All were in favor and the motion passed.

Members then discussed the pending revisions to the zoning regulations. After input from Joshua Schwartz (MRVPD) and Gail Aloisio (CVRPC), members agreed to remove language from the stream buffer regulations pertaining to “two times the width” of a stream. Specifically, that language provided for an alternate method of calculating requisite stream buffer distance. Instead, the Board prefers a blanket one-hundred (100) foot buffer from all streams and wetlands.

Members also discussed ponds, specifically including ponds amongst all other development that needs to meet the stream and wetland buffer requirements. Waitsfield has some language pertaining to this; ~~and members~~ Carol will work to include pond development within the stream buffer zones and present it at the next meeting.

Members then proceeded to review Fayston’s subdivision regulations in relation to those of Waitsfield and Warren. Polly had gone through each of the towns’ subdivision regulations and highlighted areas where Fayston’s could improve. Among the most discussed issues was whether to incorporate something similar to Warren’s primary vs. secondary conservation areas. Members agreed that we should. Polly will work on drafting some language. Carol also suggested that she contact Jamie Fidel of VNRC to check on how we deal with our existing sections of protection of wetlands, steep slopes, wild life, open land, etc. in light of adding the conservation areas.

In addition, members discussed whether to include in Fayston’s subdivision regulations, new or additional language pertaining to: settlement patterns; the disclosure of subsequent development plans; stormwater infiltration and management as it pertains to landscaping and screening; energy conservation; additional stormwater management and erosion control standards; standards related to road design, driveways and intersections; pedestrian access; community facilities and services; and coordination with adjoining properties. Polly will draft some new language for the planning commission to review, and Carol will work on the Preservation of Open Space language.

The next meeting of the Fayston Planning Commission will be May 18, 2015 at 5pm. For next meeting, members will continue to review the subdivision regulations. Members should also be prepared to discuss the VNRC materials pertaining to subdivision regulations, provided by Carol.

John will email a copy of the Planning Commission's rules of procedure to all members. These need to be discussed, revised (if necessary) and re-adopted at next meeting.

The meeting adjourned at 6:45pm.