

MINUTES  
FAYSTON PLANNING COMMISSION  
JULY 13, 2015

Members Present: Polly McMurtry, Carol Chamberlin, Rowan Cignoni, Fred Gilbert; ZA: John Weir; Public: Jamey Fidel, Brian Shupe

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

Jamey Fidel and Brian Shupe of the Vermont Natural Resources Council (VNRC) began the discussion in regards to the pending revisions of the Fayston subdivision regulations. The Board had requested input from Jamey as to how best to proceed with stricter regulations concerning the protection of wildlife habitat and avoiding forest fragmentation in the creation of new subdivisions. Jamey thought Fayston is a great continuing point from the recent Forest Wildlife and Communities Project by the VNRC.

Jamey and Brian said that there were basically two ways the Commission could go about revising the subdivision regulations. One approach would be to follow the Town of Warren's subdivision regulations and create primary and secondary conservation areas that can be used to preserve natural resources that could be affected by development. These conservation districts could be used to limit development and impose standards to protect locally significant resources, such as avoiding forest fragmentation or to ensure the design and siting of development minimizes adverse impacts to identified resources. Alternatively, the Board could refine the current subdivision standards and add additional standards to better serve the same goals of protecting locally significant resources and avoid forest fragmentation. Additional standards could address maintaining forest blocks and rural clustering.

Jamey and Brian offered their services in aiding to draft the pertinent language in the revision of the Fayston subdivision regulations.

Board members also agreed that there needs to be a new regulation concerning the development of a driveway when there no house development plan. Perhaps this would trigger conditional use review. Members will work on adding this to the regulations.

Members then discussed the Minutes of June 1, 2015. Carol had several edits. Carol moved to approve the Minutes as amended, and Rowan seconded.

Carol provided an update on the progression of the Watershed-wide Water Management Program.

Members then revisited the discussion with Jamey and Brian and how best to proceed with revising the subdivision regulations. Members will review the various suggested approaches to

more conservation-oriented subdivision regulations, as exemplified by the towns of Warren, Enosburg and Montgomery. Members will also try to do some work on clarifying, refining and adding to the standards in Section 6.3.

The next meeting of the Fayston Planning Commission will be August 3, 2015 and August 17, 2015.

The meeting adjourned at 6:15p.m.