

MINUTES
FAYSTON PLANNING COMMISSION
AUGUST 17, 2015

Members Present: Polly McMurtry, Carol Chamberlin, Jim Halavonich, Fred Gilbert, Cole Lavoie (ex-officio); ZA: John Weir;

Polly called the meeting to order at 5:01p.m.

Members first discussed the Minutes of August 3, 2015. Polly and Carol suggested a few edits. Jim moved to accept the minutes as amended, and Carol seconded. All were in favor and the motion passed.

Polly provided members with an update concerning the Economic Vitality Series in the Mad River Valley. Joshua Schwartz (Mad River Valley Planning District) has been coordinating a series of discussions with members across a wide spectrum of the business community. The series was created to discuss issues and opportunities that exist for business in the Mad River Valley. Members plan on trying to attend some of the remaining events, including those focusing on: Financial Activities and Information (8/20), Recreation, Arts and Entertainment (8/28), Health Care and Wellness (9/10), Agriculture and Food Production (9/17), and Educational Services (9/22).

Members then discussed the Municipal Planning Grant. Applications are due to the State by December 30, 2015. Polly stated that this grant could be used by the Planning Commission to help in the pending revisions of the zoning regulations. Specifically, the grant could be used to hire either a consultant or to utilize the services of the Central Vermont Regional Planning Commission (CVRPC) in creating conservation areas via overlay districts with the focus of protecting Fayston's natural resources from development. Carol and Polly will get together on their own to put together the materials (goals, budget etc) necessary to pursue this grant.

Members then discussed the facility siting standards. Per suggestion of the town attorney, members are planning on adding language to the Town Plan concerning the siting of telecommunications towers. Any such new language must either be added to the Town Plan via an amendment or re-adoption of the entire plan. The advantage of the re-adoption process is that the entire plan is re-adopted and a new accrual date begins. This would reset the time period in which the next plan would have to be done. If done via the amendment process, the date which the next plan must be done remains the same (2018). In either scenario, the revision to the town plan must be done exactly according to statute, or otherwise risk being held void for failure to follow procedure.

Members agreed that they should all take the time to review the Waitsfield siting standards from its town plan. Polly asked whether the Board should create siting standards at the same time as the overlay districts/conservation areas. Members agreed that the best solution was to do a quick set of siting standards similar to those of Waitsfield and get the process going (with the Selectboard) of adding those standards to the Town Plan, while at the same time pursue the revisions of the zoning regulations to include the overlay districts and conservation areas. Polly will work on creating the siting standards for the next meeting. The Commission will also reach out to Joshua Schwartz for any guidance he might give as to applying for the Municipal Planning Grant.

Members then reviewed Polly's work on the proposed overlay districts/conservation areas as well as subdivision regulations Section 6.3 for the zoning regulations. Members agreed that two overlay districts will be created that seek to protect Fayston's wildlife and natural resources from development. The question is how best to set out the new development restrictions in a manner that will be practical for the Development Review Board (DRB) in addressing applications. For example, the phrase "undue adverse effect" as relates to development's impact upon natural resources or wildlife habitat should also be followed by examples for the DRB to utilize. Jim and Carol will look for examples to provide in the regulations that would help the DRB in addressing these issues.

The next meeting of the Fayston Planning Commission is August 31, 2015. Members will continue work on the siting standards and applying for the Municipal Planning Grant.

The meeting adjourned at 6:38p.m.