

MINUTES
FAYSTON PLANNING COMMISSION
SEPTEMBER 21, 2015

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

Polly called the meeting to order at 5:15p.m.

Members then discussed the Municipal Planning Grant (MPG). Applications are due to the State by September 30, 2015. 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. Polly had also drafted a scope of work from which potential consultants could provide cost estimates for work. Three of the four consultants reached out to provided estimates based upon Polly's scope of work. Jens at the Agency of Natural Resources said that he can do the overlay district mapping for free. Members then re-worked Polly's draft of the work plan and budget form for the MPG application.

Carol 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. The most recent event focused on Agriculture and Food Production (9/17). The remaining event is focused Educational Services (9/22), and will be held at the Fayston Elementary School.

Members then discussed the Minutes of August 31, 2015. Jim moved to approve and Rowan seconded. All were in favor and the motion passed.

Members then proceeded to review the narrative portion of the MPG grant application. Carol had started a draft in Google Docs and Polly had done some revisions. Members are encouraged to go into Google Docs to add anything they deem applicable. Polly and John will get the application online on Monday September 28, 2015, with the hope to get it finalized and submitted on September 30, 2015.

Members then proceeded to discuss the facility siting standards which, as suggested by the Town attorneys, should be added to the recently adopted town plan. The Selectboard has yet to review them yet, but Polly will attend tonight's Selectboard meeting and will go over them at that time.

Members also want Selectboard feedback with regard to driveway standards. Members believe it would be easiest to add language to the access permit applications (issued by the Selectboard) to prohibit the construction of a driveway without first obtaining a zoning permit from the Zoning Administrator or, in some cases, the Development Review Board. Also on the radar, members need to revise Section 4.1 (accessory dwellings in accessory structures), as well as provide clarity with regard to situations where more than two accessory dwellings (such as yurts etc) exist on a parcel – in which case it should be deemed a campground.

For next meeting, members are to figure out where they are in the LUR revision process.

The next meeting of the Fayston Planning Commission is October 5, 2015.

Rowan moved to adjourn and Jim seconded. All were in favor and the motion passed. The meeting adjourned at 6:52 p.m.