

MINUTES  
FAYSTON PLANNING COMMISSION  
OCTOBER 5, 2015

Members Present: Polly McMurtry, Carol Chamberlin, Rowan Cignoni, Cole Lavoie (ex-officio); ZA: John Weir.

There was no quorum initially, as only Polly, Carol, Cole (non-voting), and John were present in the beginning. Polly did provide an update on the Municipal Planning Grant (MPG). The grant application was submitted to the State on September 30, 2015. Thereafter, Polly was able to receive administrative access along with John. Polly also attended the Selectboard meeting the prior week to discuss both the MPG and the draft of the facility siting standards to be incorporated into the recently-adopted Town Plan. Selectboard members had yet to review them but did forward the siting standards to Diane Sherman, town attorney. In addition, Polly has added a sentence to the Selectboard's curb cut application which emphasizes that curb cut approval does not relieve the applicant from obtaining a zoning permit *prior* to constructing a driveway. That sentence reads: "No land development, including driveway improvement, shall occur until the Zoning Permit under the Town's Land Use Regulations has been issued." Members also noted that a definition for "driveway improvement" must be added to the land use regulations.

Members then briefly discussed the pending land use regulations, specifically what remains to be revised. Members have drafted a revised steep slope section, as well as denoted the sections where the stream/wetland buffer zone requirement needs to be revised from fifty (50) feet to one-hundred (100) feet. Those regulations still needing to be revised include accessory dwellings (where two or more are present on a parcel), various definitions, Section 4.1 (C), and roads as natural lot boundaries. This work in addition to incorporating the facility siting standards into the recently-adopted Town Plan.

At this time, Rowan arrived and a quorum was present. Polly called the meeting to order at 5:35p.m.

Members discussed whether to change the meeting time or leave as is. It was agreed that 5:30 would be a better start time. The new meeting time of the Fayston Planning Commission is 5:30 – 7:30 p.m.

Members then proceeded to review and discuss Polly's work on the proposed overlay districts and the revisions to the subdivision standards in Section 6. Members discussed "undue adverse impacts", as that term will be utilized in the subdivision regulation revisions with respect to the overlay districts. A good definition with examples must be drafted for this term as it will help guide the Development Review Board (DRB) in reviewing subdivision applications. Carol will

work on this for next meeting. Also, members reiterated that all references to “in the judgment of the DRB” need to be removed from the regulations. The same is true for all references to “historical development patterns.” .

For the next meeting, members will continue on with review of the revisions to the subdivision regulations, as well as the facility siting standards. The next meeting of the Fayston Planning Commission will be October 19, 2015. The new meeting time will be 5:30.

The meeting adjourned at 6:35 p.m.