

MINUTES
FAYSTON PLANNING COMMISSION
DECEMBER 21, 2015

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

The meeting was called to order at 5:33 pm.

Rowan provided a brief summary of the Economic Vitality Series Summit. This led into a discussion about lack of affordable housing in the Mad River Valley, as well as poor transportation options.

Polly attended the most recent Selectboard meeting to request additional monies in the 2016 budget to cover costs associated with the revisions to the Land Use Regulations (LURs). As Fayston application for the Municipal Planning Grant was denied, Polly requested an additional \$2,500. The Selectboard will take the Planning Commission's request into consideration. Patti Lewis, the Town Clerk and Treasurer, said that the town budget will be finalized by the end of January.

Polly also reached out to the Central Vermont Regional Planning Commission to see what they could do to help in the LUR revision process. John added that he had met with Juli-Beth Hinds from the Friends of the Mad River. ~~Juli is also the lead consultant at Birchline Planning. As a consultant for the Valley Watershed Project, she might be able to help us, since she will be reviewing town regulations for that project. She is somewhat familiar with what we are doing, as she provided a budget estimate for our MPG application.~~ ~~which had submitted a budget proposal (to be the consultant in the revision process) early on at the request of Polly. John told Juli that Fayston was denied funding from the Municipal Planning Grant. Juli nonetheless offered assistance in the revision process. The Board will keep this in mind.~~

~~As part of our MPG application, we had considered doing a presentation of our proposed changes to the land use regulations at Town Meeting, as a way of reaching out to many of the residents. The Selectboard is amenable to that idea. Polly suggested the need for a presentation at Town Meeting concerning the changes to the land use regulations. Members agreed this might be a good idea. While we all think it is a good idea, it is a big commitment.~~ At the first January meeting, members will discuss the possibility of doing such a presentation at Town Meeting, as the agenda for Town Meeting is set by the end of January.

Members then reviewed the Minutes of December 7, 2015. Jim moved to accept, and Carol seconded. Members then made a series of revisions. Jim moved to accept the Minutes as amended, and Carol seconded. All were in favor and the motion passed.

~~The 2016 budget requests must be handed in to the Selectboard by the end of January.~~

Members then proceeded to review Polly's most recent draft of Tables 2.9 and 2.10, for the proposed Natural Resource Overlay Districts. Per Carol's suggestion, members agreed that "outdoor recreation" should be removed as a permitted use and set as a conditional use in both Tables 2.9 and 2.10. It was also agreed upon that "water storage and reservoirs" be removed as a permitted use in both tables, and set as a conditional use. In Table 2.10, "accessory dwelling", "dwelling/single-family" and "home occupation" should be removed as permitted uses and set as conditional uses. Polly will do some research concerning "wildlife refuge" and members will revisit its inclusion as a permitted use in either overlay district.

Members then reviewed Carol's work on the revised Section 6.3 – Subdivision Regulations. Some edits were suggested. **We will continue with this discussion next meeting.**

The next meeting of the Fayston Planning Commission is January 4, 2016.

The meeting adjourned at 6:52 p.m.