

MINUTES
FAYSTON PLANNING COMMISSION
JANUARY 11, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Rowan Cignoni; ZA: John Weir (temporary member)

The meeting was called to order at 5:35 pm.

Members first discussed the Minutes of January 4, 2016. Carol moved to approve, and John seconded. All were in favor and the motion passed. Members first discussed the 2015 Planning & Zoning Report, which is to be included in the 2015 Town Report. John had drafted the report and forwarded along to members for review and additions. Polly and Carol added some sections as well as made a few suggested edits. John will finalize the draft and send it to Patti Lewis, town clerk.

Members then reviewed Rowan's map of scenic resources/viewsheds to be added to the Town Plan. This was a great map generated by Rowan. Members agreed that it needed to be blown up for visibility purposes, and flipped to portrait orientation.

Members then proceeded to review Carol's latest work on the revisions to Section 6.3. Carol will prepare a final draft for review at the next meeting.

Polly then provided an update concerning the latest draft of the facility siting standards to be added to the recently-adopted Town Plan. Polly had spoken with the Town attorney after submitting the draft to him. The attorney responded that this was a better draft but still needed to be worked upon. He suggested that these facilities (wind towers, telecommunication towers) cannot be prohibited in locations where other type of development is allowed. Rather, it must be *all* development that must be prohibited in a certain location/area. He also suggested that the language used be more clear and mandatory, devoid of vagueness that could be exploited by an applicant in a Public Service Board application. He also suggested that the standards include formal definitions. For example, "large scale" needs to be defined. The more specificity the better. Polly will work to revise this draft. To keep costs down with the Town attorney, members agreed that the next draft might just be sent to the Regional Planning Commission for review instead.

Members then discussed the proposed revision to the wetland/stream buffer requirements in the land use regulations. The proposal is to increase all riparian setbacks to a minimum one-hundred (100) feet. John had forwarded along to members a guidebook prepared by the Agency of Natural Resources. This manual discusses riparian buffers and makes recommendations for when it is best to have a 100-foot setback versus a fifty (50) foot setback (i.e. for small or

seasonal streams). Members agreed that including an exception for a 50-foot setback from small or seasonal streams would be a good idea. That exception would, however, only be allowed via conditional use review by the DRB, taking into consideration certain factors to be spelled out in the revised regulation. Polly will work on this for next meeting.

Carol mentioned that Warren has a land use regulation requiring new subdivisions to include a homeowner's association so that roads can be properly maintained. Carol posited whether this is something members might want to include in the land use regulations.

The next meetings of the Fayston Planning Commission are February 8, 2016, February 22, 2016 and March 7, 2016.

The meeting adjourned at 6:45 p.m.