

MINUTES
FAYSTON PLANNING COMMISSION
FEBRUARY 15, 2016

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

The meeting was called to order at 5:07 pm.

Members first discussed the Minutes of January 11, 2016. Polly had a few suggested edits, which were accepted by members. Carol moved to accept the Minutes as amended, and John seconded. All were in favor and the motion passed.

Carol will further revise the most recent draft of the new Section 6.3 (Subdivision Standards – Protection of Natural and Cultural Resources) for the next meeting.

Members then proceeded to review Polly's revised draft of the Facility Siting Standards, to be included in the recently-adopted Town Plan. Polly has received input and suggestions from the Town Attorney. Members discussed whether referring to "large scale wind farms" as any facility generating more than one (1) megawatt is accurate. It seems that one megawatt might be low for such a designation. Members agreed to leave that in the standards for now, and await for Central Vermont Regional Planning Commission (CVRPC) review and input.

Polly also wondered whether those sites listed under "Publicly-owned conserved land" should be added to the Primary or Secondary Natural Resource Overlay Districts (PNRO or SNRO). These would include Camels Hump State Park, the Phenn Basin parcel, Howe Block State Forest, the Huntington Gap Wildlife Management Area, and the Chase Brook parcel owned by the Town of Fayston. Members agreed that these sites should be included in the PNRO/SNRO overlay districts. Members further agreed that it would be best to remove the last paragraph concerning future mapping of sites that are suitable for renewable energy and telecommunication facility development.

Members also agreed that Knoll Farm should be included in Rowan's scenic resources map as a viewshed to be protected from renewable energy and telecommunication facility development.

Members then briefly discussed the latest draft of the PNRO and SNRO district tables. Polly will make two minor revisions (separating "steep slopes" from "flood areas" in E (3) for both tables) and members will finalize at next meeting.

Once finalized, Polly will forward both the facility siting standards and the materials pertaining to the PNRO and SNRO districts to the CVRPC for review and input.

Members then proceeded to review Polly's draft of the revised Section 3.13 (Streams and Wetlands) of the land use regulations (LURs). Members have agreed to increase the buffer zone distance from fifty (50) to one-hundred (100) feet. John had forwarded an Agency of Natural Resources guidebook to members that discussed riparian buffers and made recommendations for when setbacks should be 50 or 100 feet. Subsequently, Polly had incorporated some of the recommended language into the new Section 3.13. Members agreed that the language should be clearer insofar as any requested reduction from 100 to 50 feet (for small or seasonal streams) needs to go through conditional use review (Development Review Board). Similarly, language should be added to reference that any request to reduce the riparian buffer requirement of 100 feet to anything less than 50 feet (for small or seasonal stream), can only be permitted via a variance (from the Development Review Board).

Members then reviewed Polly's revisions to Section 4.4 of the LURs (Campgrounds) and Section 4.10 of the LURs (Mobile Home Parks). Members agreed that the references to "waters" and "these" buffers in Section 4.4 (A) and 4.10 (A) should be removed for clarity.

For next meeting, members will work on Map 11, Section 6.3 of the LURs, and the Town Meeting Day presentation of the Planning Commission's work on the LURs and facility siting standards.

The next meeting of the Fayston Planning Commission is February 22, 2016. This meeting will begin at 5:15p.m.