

MINUTES  
FAYSTON PLANNING COMMISSION  
FEBRUARY 22, 2016

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

The meeting was called to order at 5:21 pm.

Members first discussed the Minutes of February 15, 2016. Polly had two suggested edits. Jim moved to approve as amended, and Carol seconded. All were in favor and the motion passed.

Members then discussed the Town Meeting Day presentation. This presentation will focus on the Planning Commission's work in revising the zoning regulations to be in accord with the recently-adopted Town Plan. Polly had drafted an outline of key revisions to the regulations to be discussed at town meeting. Members had a couple suggested edits to the presentation outline. Polly will so revise and the presentation outline will be ready for Town Meeting Day, March 1, 2016.

Members then discussed the recent Public Service Board (PSB) decision on a proposed solar array in Bennington, Vermont. The PSB sided with the Town of Bennington in its opposition to the project, citing Bennington's Town Plan contained clear community standards (which met the *Quechee* Test) of which the proposed array did not meet. In this decision, the Board compared the standards in Bennington's town plan to that of Rutland Town. Rutland Town had opposed a similar project, but in that case the PSB approved the project. The difference, according to the PSB, was that Rutland Town's standards were too specific, practically constituting zoning. In contrast, Bennington's Town Plan had clear community standards with regard to where renewable energy facilities should and should not be sited. With these distinctions in mind, Polly will forward the most recent draft of Fayston's facility siting standards to the Regional Planning Commission for review and input.

Members next discussed Rowan's Scenic Resources map (Map 11) to be included in the recently-adopted Town Plan. This map will serve to highlight those scenic resources or viewsheds which should be protected during development review. Members agreed that the arrows need to be darker, as they were not that visible in black and white. In addition, a black dot should be added as a designation for Knoll Farm.

Per discussion at the 2/15/16 meeting, Polly had also revised the Primary Natural Resource Overlay district table and the Secondary Natural Resource Overlay district table. These are now complete.

Polly had also revised the Section 3.13 (Stream and Wetland buffers) per discussion at the prior meeting. Members agreed that a little more clarity would be best in Section 3.13 (A). Carol also wondered about pond setbacks and the requisite 100-foot buffer. Carol will work on this for next meeting.

Polly also had revised Section 4.4 (Campgrounds) and Section 4.10 (Mobile Home Parks) per discussion at last meeting. Carol will revise these sections for consistency among number values in written and numerical form.

Carol will also have an updated draft of Section 6.3 (Subdivision Standards – Protection of Natural and Cultural Resources) for next meeting.

The next meetings of the Fayston Planning Commission are March 7, 2016 and March 21, 2016.

The meeting adjourned at 6:12 p.m.