

MINUTES
FAYSTON PLANNING COMMISSION
MAY 16, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Shane Mullen, Fred Gilbert; ZA: John Weir

Public: none

The meeting was called to order at 5:32 pm.

The next meeting of the Planning Commission is June 6, 2016. This will be the public hearing for comments on the Town Plan amendment. John will make copies of both the amendment and Polly's DHCD report to be available to the public at the hearing.

Polly provided members with an update on the Fayston Hazard Mitigation Plan. Polly and John took part in the kickoff meeting for the plan update on May 11. The hazard mitigation plan needs to be updated by August, 2017. The next meeting in this plan update is scheduled for June 15, 2016.

Polly provided an update on the most recent Vermont Planners Association workshop. The May 13, 2016 workshop focused on the future of rural Vermont. Polly did note that the Vermont Natural Resources Council (VNRC) is studying subdivisions and dollar stores in Vermont. Preliminary research reveals the trend of smaller subdivisions in Vermont – from two (2) to four (4) lots – situated in rural residential areas. The VNRC stresses the need for clear community standards in addressing subdivisions, focusing on anti-sprawl and the efficient use of land. Polly will forward along to members a summary of the workshop.

Polly noted that there is an upcoming workshop, hosted by the Central Vermont Planning Commission (CVRPC), on "River Corridors & Stormwater/Developed Lands." This workshop is on May 18, 2016 from 4-6 p.m. at the Waterbury Municipal Building.

Polly also noted that the Town of Westford has recently passed a form-based code in lieu of zoning regulations. This is something to look at down the line.

Members then discussed the Minutes of May 2, 2016. Fred moved to accept the Minutes, and Shane seconded. All were in favor and the motion passed.

Members proceeded to discuss the addition of overlay districts to the land use regulations. After Jens Hilke's (Vermont Fish & Wildlife) first attempts at mapping the overlay districts, members agreed with Jens that the overlays seem to cover almost the entirety of Fayston. Carol met with Jens subsequently to work on the mapping. Although the newer map was better, the Secondary

Conservation Area overlay still covers too much of the town on the map. This Secondary overlay includes the Secondary Conservation Area in addition to areas of elevation between 1,700 and 2,500 feet (where development is precluded or restricted). Members agreed that it might be best instead to just have one overlay district, the map of which include the proposed Primary Conservation Area, minus the Forest District, plus the high elevations. Carol will get in touch with Jens to revise the map in per this discussion. Polly will draft a district table for the conservation area.

Members then discussed the definitions which need to be added to the land use regulations (LURs). As discussed at last meeting, members have agreed on the definition of “adverse impact.” This definition will be based upon that in John’s Book of Development definitions, with a reference to the test to determine “undue adverse impact” in Section 5.1. Members agreed to use those definitions suggested by Gail Alosio (CVRPC) for “contiguous forest”, “development envelope”, “productive forest”, “fragmentation”, and “significant wildlife habitat.” The existing definition for “wildlife habitat” will be removed.

Members then moved on to the district tables in Article 2. For Table 2.1 (Forest District), (C) (4) and (E) (4) should be removed. For Table 2.2 (Soil & Water Conservation District), (C) (13) should be revised to read “Wind and Solar Energy Facilities” with reference to Sections 4.17 and 4.19. For Table 2.3 (Recreation District), members will review what other towns are doing insofar as wind and solar energy facilities. John will make the revisions to the tables cited above.

Members proceeded to review Polly’s draft of the revised Section 4.17 (Wind Energy Facility) and the new Section 4.19 (Solar Energy Facility). John and Shane will research what other towns are doing concerning wind energy facilities in their regulations. Members will all look at Section 4.15 (Telecommunication Facilities) for next meeting to see if that section needs any revisions.

For next meeting, members will continue to work on the wind and solar energy facilities in the district tables, Telecommunication Facilities (Section 4.15), Wind Energy Facility (Section 4.17), and Solar Energy Facility (Section 4.19). Members will also review Dave Koepele’s chart on LUR revisions from town plan work. John will begin to amass the proposed new and revised regulations into a new master land use regulation booklet.

The next meeting of the Fayston Planning Commission is June 6, 2016. This will be the public hearing for the town plan amendment. Usual business of the Board will also be continued.

The meeting adjourned at 6:55 p.m.