

MINUTES
FAYSTON PLANNING COMMISSION
JUNE 6, 2016

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

Public: Jared Caldwell, Chuck Martel, Patti Lewis

The public hearing for the Town Plan amendment was called to order at 5:35 p.m.

The public hearing for the Town Plan amendment was called to order at 5:35 p.m. Members of the public and Board members briefly discussed the alternative energy siting bill that was just vetoed by the Governor after passing through the legislature. There was no further comment. The public hearing was recessed at 5:45, pending further attendance from the public.

Members first reviewed the Minutes of May 16, 2016. Polly had suggested an edit concerning the overlay district and John so revised the Minutes. Shane moved to approve the Minutes as amended, and Fred seconded. All were in favor and the motion passed.

Members then continued review of the revisions to the land use regulations. Polly had updated the proposed Table 2.9 – the Natural Resources Overlay district. The overlay map still needs to be revised. Carol tried to get in touch with Jens Hilke but has yet to hear back. The NRO table and overlay map must be consistent with the recently-adopted facility-siting standards amendment to the town plan, most notably the elevation restrictions (1500 – 1700 feet). Members have agreed the overlay map should highlight (in three different colors) the primary conservation areas from the tiered ecological priorities map, elevations between 1500 and 1700 feet, and those elevations over 1700 feet. Table 2.9 will further be amended – specifically, the “purpose” subparagraph – once the corresponding overlay map has been revised by Jens.

Members moved on to review the Forest district table – Table 2.1. John will add language pertaining to the prohibition of driveways over 500 feet to this table (completed). In addition, a definition of “wind energy facility” should be added to the definitions. John will look into this definition.

Members then discussed Section 4.17, specifically where new wind energy facilities would be allowed in any district subject to conditional use review. Shane did some research on what other towns are doing to address such facility siting. Shane found some suggestions from Charlotte, Warren and Georgia pertaining to erosion control measures and shadow flicker restrictions. Shane also pointed members to the website called Vermont Energy Atlas. Members also need to address solar facility siting in the regulations. The thinking is that solar facility siting would be allowed in any district (except for the Forest District) subject to conditional use. Shane will

continue to work on Section 4.17 for the next meeting. Subsequently, members will turn to solar siting.

Members then reviewed Dave Koepele's list of land use revision topics. Dave had compiled such a list prior to leaving the Board. Members reviewed these one by one to see if anything should be added to the pending revision list. John stated that it would be good to at least reference the Residential Building Energy Standards (RBES) and Commercial Building Energy Standards (CBES) in the regulations, especially because certificates of RBES or CBES need to be filed prior to any issuance of a Certificate of Occupancy. In addition, members agreed to consider adding language stating that "residential connection of individual wind energy and solar systems to the power grid under net metering shall not be considered commercial use."

There being no further public comment on the proposed amendment, no changes were made. Fred moved to approve the Town Plan amendment on facility siting standards, and Shane seconded. All were in favor and the motion passed. The facility siting standards amendment and accompanying report will be forwarded to the Selectboard for its own public hearing not less than thirty (30) days nor more than one-hundred twenty (120) days from this date.

The next meeting of the Fayston Planning Commission will be June 20, 2016. (Rescheduled for June 27, 2016.) There will be no July 4, 2016 meeting due to the holiday. The only July meeting will be July 18, 2016.

The meeting adjourned at 6:52 p.m.