

MINUTES  
FAYSTON PLANNING COMMISSION  
AUGUST 15, 2016

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

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

Members first reviewed the Minutes of August 1, 2016. Carol suggested some minor revisions. Fred moved to accept the Minutes as amended, and Tim seconded. All were in favor and the motion passed.

Polly provided an update on the Hazard Mitigation Plan. Community officials met again on August 10 with Gail Aliosio of the Central Vermont Regional Planning Commission (CVRPC) to continue to work on the Plan update. The next meeting in this process will be September 21. Gail discussed with Polly the option to draft and implement fluvial erosion standards within the next two years. Members could attempt to draft their own or otherwise fashion the standards based upon the State recommendations. If such standards are adopted, Fayston may be eligible for more financial assistance in the wake of flooding or other disaster. Members agreed to look at adopting fluvial erosion standards within the requisite two-year time frame.

Polly then moved on to discuss the Municipal Planning Grant. Polly had discussed this grant with Joshua Schwartz (Mad River Valley Planning District). Joshua stated that he was planning a consortium application on behalf of all Valley towns that addressed the town plan energy requirement. Polly had also reached out to the CVRPC for input on whether an application focusing on public education and stormwater control might qualify for a grant. Providing feedback to Polly, Eric Vorwald (CVRPC) also suggested that a second area that might be of value from an MPG application standpoint could be educational activities related to the forest integrity discussion that is included in Act 174. Eric stated that education related to the benefits of maintaining contiguous blocks of forest land and the disadvantages to developing roads/driveways/houses within mature stands of forest could be a valuable tool to begin the discussion of possible changes to municipal regulations that would help protect forest blocks. In so doing, there could be a possible tie-in with the points Polly listed related to silviculture and recreation so it's not just construed as protecting forests for the sake of keeping trees. Members tentatively agreed that the Commission would let Josh do the consortium application and, in the meantime, members could look into the forestry angle suggested by Eric.

Members then discussed the map for the Natural Resource Overlay district. The final map needs to show the parcels more clearly. Carol will reach out to Jens Hilke to create both a poster size of the map as well as a reduced size for inclusion in the land use regulations (LURs).

Members then reviewed the draft of the revised master land use regulations as put together by John, with help from Shane in formatting. Carol will work on the supplemental district standards for agricultural practices. Carol will also work on the Soil & Water Conservation district table, specifically subsection (D) and the “maximum building envelope.” Members will also revisit Section 3.4 for process issues. Specifically, do the guidelines and standards related to erosion control measures pertain to Development Review Board review only, or are they to also be enforced by the Zoning Administrator for applications requiring only administrative review?

Review of the revised LURs will continue at next meeting. This includes Section 6.3 and definitions.

The next meetings of the Fayston Planning Commission will be September 6, 2016 (Tuesday), and Monday September 19, 2016.

The meeting adjourned at 7:00 p.m.