

MINUTES
FAYSTON PLANNING COMMISSION
June 5, 2017
Unapproved

Members Present: Polly McMurtry, Carol Chamberlin, Shane Mullen

The meeting was called to order at 5:38 pm.

Members first reviewed the minutes of May 15, 2017. A couple of grammatical revisions were made. Carol moved to approve the minutes as amended and Shane seconded. All were in favor and the motion was approved.

Members continued with review of the pending revisions to the land use regulations (LURs). Members are working with Carol's draft that includes commentary from various people including Joshua Schwartz (Mad River Valley Planning District) and Jamey Fidell (Vermont Agency of Natural Resources).

Members first discussed Section 3.13, specifically where to measure 50 foot buffer from. Our current regulations speak of high water mark, but current practice is top of bank. Center of stream does not make sense, because if it is wide—say 100 feet—then there would be no offer at all. In the end members decided to go with Waitsfield's language, as it made the most sense, and is more recent than ours: "The width of the buffer strip shall be measured from the top of the streambank or stream slope, or, where no streambank is discernable, from the regular highwater mark." Although some members still liked Waitsfield's use of slope to determine buffer width, the Board decided to go along with the earlier decision to use best management practices for development between a 50 foot buffer and 100 feet. Polly and Carol will work this new language up into a new section 3.13 for review at the next meeting, with some guidance from Shane.

Members then turned to Table 6.1. Since the steps are not necessarily linear, Carol will change to bullets weather than numbering. She will also reverse the order of steps 5 and 6.

Members then moved on to Section 6.2. References to 100 feet should be removed, and also the high water mark should be changed to the same wording as 3.13. We need to do a find and replace to make sure we have consistency throughout the document.

Members then discussed the definitions. Members decided on the following:

"Vegetated buffer" – a band of permanent undisturbed vegetation composed of trees, shrubs, and grasses, within which there shall be no mowing and no removal of growth or planting of new species without prior consultation with the Zoning Administrator.

“Adverse Impact”— a negative effect that goes against health, safety and/or other desired conditions of the site and neighboring sites of the proposed development. Adverse impacts are usually related, but not limited, to impact on the natural environment, circulation, drainage, erosion, potable water, septic, aesthetics, lighting and glare, and quality of life.

There was a brief discussion as to whether we had resolved the comment on the term scenic quality being too broad. Members remembered the discussion but not the decision, so we will revisit next time.

Members also discussed Don’s request that drafts of materials to be discussed at a meeting be sent out at least the Friday before the meeting. The board agreed that we should all try to do that. We will also look at tiny houses and the like as affordable housing alternatives.

Meeting was adjourned around 6:40.

The next meeting of the Fayston Planning Commission is June 19, 2017.