

MINUTES
FAYSTON PLANNING COMMISSION
December 10, 2018 Unapproved

Members Present: Carol Chamberlin, Don Simonini, Doug Day, Karl Klein, and Pete Ludlow;
ZA: John Weir; Public: Gunner McCain

The meeting was called to order at 5:37 pm.

Members first reviewed the Minutes of November 19, 2018. Karl moved to accept the Minutes, and Don seconded. All were in favor and the motion passed.

Gunner McCain was in attendance so he could relay his concerns over the revised steep slope regulations in the land use regulations. Gunner believes the new steep slope language under Section 3.4 (E) is too cumbersome for landowners. Gunner believes that, in order for the ZA to properly determine if any particular project requires Conditional Use permitting or violates the 25% slope limit for building envelopes, an applicant would need to have a detailed topographic map of all areas proposed for disturbance, from the edge of the town road out to and including the house site, septic area, etc. That plan would also need to show all proposed finished grades. Gunner contends that the existing condition topo map and the final grading plan would need to be created by a qualified professional, as most laypeople do not have the appropriate skill set to accurately prepare those maps and plans. Gunner added that almost every application for any type of earthwork (such as constructing a driveway) will require a DRB hearing and conditional use approval. Board members will keep Gunner's concerns in mind when the Board does its next round of revisions to the regulations.

Board members proceeded to discuss the edits to the impending Town Survey in preparation for the Town Plan update. Members do need to figure out how best to allow for more than one member of a household to respond to the survey.

John needs to change the Planning Commission meeting schedule on the Fayston website.

For next meeting, members should review the Introduction chapter of the 2014 Town Plan to see what needs revising. Carol will look into the Forest chapter and see what needs to be included. Carol and Karl will look into the Housing chapter for next meeting. Doug will begin review of the Land Use chapter for next meeting.

The next meeting of the Fayston Planning Commission will be January 14, 2019.

The meeting adjourned at 7:05 p.m.