

MINUTES  
FAYSTON PLANNING COMMISSION  
January 14, 2019  
Unapproved

Members Present: Carol Chamberlin, Don Simonini, Doug Day, Karl Klein; ZA: John Weir;  
Public: Kerry Hale, Rebecca Baruzzi (Capstone Community Action), and Mariah Noth (Mad  
River Valley Planning District)

The meeting was called to order at 5:36 pm.

Members first reviewed the Minutes of December 10, 2018. Karl moved to accept the Minutes,  
and Doug seconded. All were in favor and the motion passed.

Kerry Hale spoke first. In September, Kerry presented his proposal for storage shed units at the  
bottom of German Flats Road to the Development Review Board. The Board, however, said that  
it could not approve commercial storage units in the Rural Residential District.

*Warehouse/Storage* is neither a permitted or conditional use in the district. Kerry wanted the  
Planning Commission to consider revising the regulations for such a use. Karl responded that  
the Board cannot do "spot zoning." The Planning Commission does plan to revisit permitted and  
conditional uses the Rural Residential District subsequent to completion of the Town Plan  
update. Kerry's suggestions will be kept in mind.

Rebecca Baruzzi and Mariah Noth were in attendance to discuss accessory dwellings in the  
Town of Fayston. Discussion was had as to how the land use regulations can be improved or  
revised in order to make the creation of accessory dwelling units more feasible for a landowner.  
The Board does plan to revise the current regulations for creation of an accessory dwelling by  
allowing for such a dwelling to be as large as the primary residence. Currently, the regulations  
allow for an accessory dwelling that is not more than 30% - 40% of the size of the primary  
residence. Potential tax advantages were also discussed. The goal is promote the construction of  
accessory dwellings in an area that has a dearth of affordable housing by making the process  
more desirable and feasible to property owners.

Carol and Shane Mullen attended the most recent Conservation Commission meeting. The  
Conservation Commission would like to be a part of the Town Plan update process and would  
like to review and contribute to chapters 3-5 (Ecology, Community Profile and Land Use).

Board members proceeded to discuss conditional uses along the Route 17 corridor. Members  
realized that certain grandfathered uses, such as a restaurant (i.e. Bongiorno's) are neither  
permitted nor conditional uses in the Rural Residential District. Members discussed that a  
restaurant seems to fit into the character of the surrounding neighborhood on Route 17 given the  
presence of inns, lodges and the like.

Members decided to change the survey question concerning areas of future commercial  
development to include the option of Route 17 from German Flats Road toward Waitsfield.

The Central Vermont Regional Planning Commission has created the Fayston survey. Carol will review it and make suggested changes if necessary.

John will ask Patti if a note can be sent along with the Town Reports that provides residents with the online link to complete the Town survey.

John will forward members last year's Planning & Zoning Report for the Town Report. Members need to update their report by January 31.

Work on the Town Plan Introduction and chapter 5 (Land Use) is tabled until next meeting.

The next meeting of the Fayston Planning Commission will be February 11, 2019 at 5:30 p.m. For next meeting, members should be prepared to discuss the Town Plan Introduction, as well as chapter 5 (Land Use) and chapter 7 (Transportation).

The meeting adjourned at 7:20 p.m.