

MINUTES  
FAYSTON PLANNING COMMISSION  
September 30, 2019  
Unapproved

Members Present: Carol Chamberlin, Don Simonini, Karl Klein, Pete Ludlow; ZA: John Weir;  
Public: None

The meeting was called to order at 5:35 p.m.

Members reviewed the minutes of September 9, 2019. Carol had two revisions to the minutes. Pete moved to approve the minutes as amended, and Don seconded. All were in favor and the motion passed.

Don provided an update on the flood plain issue along Route 17. Don had two conversations with Gunner McCain, as Gunner had accumulated some flood data in this area in the past. According to Don, Gunner believes the flood maps *may* be incorrect in this area. This is supported by field work done by Dubois & King some years back. The reality of the situation is that there are two paths which can be taken. One option would be to seek a Letter of Map Revision (LOMR) for the entire stretch along Route 17. This would necessitate coordination among landowners, town funding for engineering etc. The second option would be on a case by case basis via a Letter of Map Amendment (LOMA). The LOMA option allows an individual landowner to prove their structure or property is outside the Special Flood Hazard Area. However, given that the LURs prohibit new structures in the Flood Hazard Overlay District, the LOMA option is somewhat moot. Don and Gunner believe the former LOMR option would be too difficult insofar as landowner coordination and town funding. Accordingly, Don would like the Board to revise the LURs to allow for building in the delineated SFHA so long as the recommended standards are met, i.e. that the structure is at least two feet above the Base Flood Elevation, any new structures do not impede or alter the flow of floodwaters etc.

Members continued with the Town Plan update. Members began with review of the redline versions of each chapter. For Chapter 5 (Land Use), noted questions that remain include:

- Whether mountain-biking is allowed in Phen Basin? And should this discussion be moved to the Recreation chapter.

For Chapter 7 (Transportation), noted questions that remain include:

- Should front setbacks be reduced in the Rural Residential District? Members had a thorough discussion and decided that front setbacks should remain at 65 feet. Some members focused upon maintaining the rural setting as most important, while others focused on impervious surfaces.

For Chapter 8 (Community Facilities), noted questions or revisions that remain include:

- Delete 2nd paragraph of 8.2.2

- Delete all of 8.2.3
- Add reference to Yestermorrow in 8.2.4
- PACE program status and use? John will reach out to David Frank
- 8.5.5: check for compatability with LURs (Don and John)
- Define *net-metering* (Don)
- 8.6.4: ask John Malter to update the waste facility information
- 8.6.5: Don will update Valley Planning discussion

For Chapter 9 (Recreation), noted revisions or questions that remain include:

- Update 9.3.1 with mention of Mad River Park upgrades

The next meeting of the Fayston Planning Commission will be October 14, 2019 at 5:30 p.m. This will be followed by a meeting on October 28. Members plan to finish the redline versions of each chapter at the next meeting. This will be followed by two meetings to update and revise the Goals and Objectives portions of each chapter.

The meeting adjourned at 7:39 p.m.