

MINUTES
FAYSTON PLANNING COMMISSION
March 9, 2020
Unapproved

Members Present: Carol Chamberlin, Don Simonini, Doug Day, Pete Ludlow; ZA: John Weir;
Public: Abby Dreyer, Jon Hammond, Rebecca Baruzzi, Karen Sauther, Shane Mullen, Corrie Miller, and Beth Garvin

The meeting was called to order at 5:30 p.m.

The public hearing for the revised 2020 Town Plan was called to order at 6:00 p.m.

Carol noted that the revisions to the Town Plan mainly consisted of updating various sets of data and language pertaining to forest blocks. No new chapters were created.

Rebecca had several comments. Rebecca believes the plan should do more to promote a socially-diverse population in Fayston and that the plan does not show more of a commitment to the middle class. Rebecca would prefer stronger wording to promote accessory dwellings in the Town, especially in the Goals and Objectives section. She also believes any reference to a possible Fayston Elementary School closure should be omitted. Rebecca added that language should be changed to reflect that there is only one registered daycare in Town (Livingston). Rebecca also believes that *affordable housing* should be defined to meet the definition used by the Department of Housing and Urban Development – which is 30% of gross income. Karen asked whether it might be better to come up with our own definition instead.

Shane believes there should be language in the plan that addresses alleviating the floodway burden along Route 17. Shane stated that there needs to be flexibility in the Flood Hazard Overlay District given what is now understood as possibly erroneous mapping by FEMA.

Corrie stated that there are instances in which the Fayston Conservation Commission (FCC) is still referred to as the Fayston Natural Resources Committee (FNRC). In addition, with regard to discussion of the recently-donated Boyce Road parcel, the correct name is *Boyce Hill Town Forest*.

Shane asked whether the Board considered referencing the AirBNB situation in the Valley, which does not help the lack of affordable housing.

Rebecca wished there could be a way to translate the new housing numbers into first versus second homeowners. Carol and John stated that this is something Doug could find out via reviewing the Homestead Exemptions. Nonetheless, some people stay in Vermont for six months and one day in order to declare the exemption, which does not help in that pursuit.

Members will discuss the various feedback given and decide on whether to revise the current draft. The public is free to submit other commentary via email before the March 23 meeting.

The public hearing portion of the meeting adjourned at 7:16 p.m.

The Board met with Jen Hammond who is interested in joining the Planning Commission. Jen has a background in civil and environmental engineering. She works from home for an Australian engineering company. Jen's primary focus is bank erosion and hydraulics. Carol will draft a recommendation to the Selectboard.

The meeting adjourned at 7:41 p.m.