

MINUTES
FAYSTON PLANNING COMMISSION
September 14, 2020
Unapproved

Members Present: Doug Day (Doug), Don Simonini (Don), Pete Ludlow (Pete), Jen Hammond (Jen); Carol Chamberlin (Carol) (via Zoom); ZA: John Weir (JB); Public: Karen Sauther (Karen) (via Zoom), and Shane Mullen (via Zoom)

1. Call to Order: The meeting was called to order at 6:02 p.m.
2. Announcements and Agenda Modification: None
3. Approval of Minutes of Last Meeting on August 17, 2020: Don moved to approve the Minutes of August 17, 2020, and Pete seconded. All in favor and the motion carried.
4. Liason Reports: Members discussed the need to appoint a representative from Fayston to the Central Vermont Regional Planning Commission. JB will draft a post to Front Porch Forum seeking a volunteer.
5. Discussion on adding two members to the PC to bring total membership to 7 instead of the current 5: Karen Sauther has expressed interest in joining the PC and Carol Chamberlin is interested in either being reappointed (if her term has expired) or staying on the Board if the change to 7 members is approved. Doug made a motion to recommend Karen to the Selectboard as a new member of the PC. Pete seconded. All were in favor. Motion carried. Rick Swanson has expressed interest in joining the PC as well. Doug and JB will reach out to Rick.
6. Status of CVRPC review of Town Plan: On September 21 the CVRPC will be holding its initial review of the 2020 Fayston Town Plan. This will occur at 5:00 p.m. via GoToMeeting. There will be a subsequent final review by executive committee on September 24. The hope is that formal final CVRPC review and approval occur by October 1 so that Fayston can participate in a consortium application by Joshua Schwartz for the Municipal Planning Grant. Joshua wishes to pursue a grant on behalf of the three Valley Towns in order to create an online dashboard for Mad River Valley Planning District data generated each year in its annual report. It is recommended that a member or members from the PC attend the CVRPC review should there many questions.
7. Town Plan Update on Selectboard review and public hearing date: The SB is holding its public hearing on the 2020 Town Plan on September 22 at 5:00 p.m. at the Town offices and via Zoom. Members are encouraged to attend to answer questions or provide clarifications.
8. Land Use Regulations: review and discussion of revisions: Members began the initial review of the LURs. Shane had provided a list of provisions to review which stem from his work on the Development Review Board. Members reviewed Table 2.3 (accessory dwellings); Table 2.7 (Flood Hazard District); Section 3.1 (3.1 (B) (4) driveway language conflicts with Section 3.4 (E) (3) (D); Section 3.4 (D) (2), (3) (permeable pavement reference); Section 3.4 (E) (1) (b)

("natural gradients" reference); Section 5.2 (create checklist for conditional use application requirements); and Table 7.2 (final subdivision plat requirements). Members discussed what it would take to pursue the removal of the Route 17 corridor from the mapped FEMA floodway if indeed it is erroneous. Members also discussed what would be required to adopt floodway standards like Moretown, which allows building above the base flood elevation with certain requirements. Carol mentioned that either pursuit may be moot, as FEMA is moving through Vermont remapping certain areas. Members would like to distinguish a travel trailer from a tiny home, as that distinction is not made clear by the current language in the regulations.

The meeting adjourned at 7:12 p.m.

The next meeting of the Fayston Planning Commission is October 12, 2020 at 5:30 p.m.