

MINUTES
FAYSTON PLANNING COMMISSION
February 8, 2021
Unapproved

Members Present: Doug Day (Doug), Pete Ludlow (Pete), Jen Hammond (Jen); Carol Chamberlin (Carol), Rick Swanson (Rick), Karen Sauther (Karen); ZA: John Weir (JB); Public: None

1. Call to Order: The meeting was called to order at 5:30 p.m.
2. Announcements and Agenda Modification: JB had received notice from State Floodplain Manager Ned Swanberg that FEMA will be opening up the advisory period for remapping in Vermont this spring. Once that period is open, municipalities can advocate for certain regions to be remapped.
3. Approval of Minutes of Last Meeting on January 11, 2021: Pete moved to accept the minutes of January 11, 2021 and Jen seconded. There being no discussion, all in favor, the motion carried.
4. Liason Reports: None
5. Land Use Regulations: Continued review and discussion of revisions:
 - *Administrative Review regulation: adopting Warren's Section 6.1 (B) (3) (wherein ZA can approve most common boundary-line adjustments) Review JB's draft* JB had sent out Warren's language which allows the ZA to approved certain lot-line adjustments rather than DRB. Members agreed that language akin to Warren be added into Section 7. JB so revised Section 7.1 (B) to add an exemption reading: "Boundary or lot line adjustments between parcels that do not increase the degree of nonconformance of an existing lot, do not result in the creation of new or nonconforming lot sunder these regulations, do not substantially alter an approved subdivision plat or conditions of subdivision approval, and do not result in the creation of a major subdivision. Boundary adjustments shall be surveyed by a licensed surveyor, issued an administrative approval by the Administrative Officer, and recorded in the town land records under Section 7.5." Carol was concerned that, as in Warren, how two disinterested DRB members would be required to sign off on a mylar for a project they have no understanding of. JB was going to look into what Waitsfield does in this situation. JB will also talk to Ruth in Warren.
 - *Section 3.7 (B) – whether to remove "or structure" from this regulation (JB is awaiting response from VLCT)* The clarification received from VLCT was not very helpful, and pertained more to the pending PUD application in front of the DRB as opposed to this section. JB did find that both Waitsfield and Warren have the same language. JB will forward the responses from VLCT to members.
 - *Continued discussion of creating an overlay district along Route 17 up to German Flats Road and the uses that could be allowed as permitted or conditional – Don had sent out a list of all the*

uses allowed as either permitted or conditional use in the various districts. Rick asked about the campground being promoted on Route 17. There has been no permitting of this property as a campground. Campgrounds must meet the regulations set forth in Section 4.4 pursuant to conditional use review. JB will reach out to the landowner to discuss what he can and cannot do with regard to camping on the property. The question is there anything currently not allowed in the Rural Residential that would fit in along this stretch of Route 17, other than a restaurant. In the Recreation District restaurants are allowed within a PUD only. Whereas in the Resort Development District restaurants are allowed as a stand-alone conditional use. Members agreed that an overlay district should be created along this stretch of Route 17, but that a lot of consideration needs to be given to it aside from just designating new uses. Where to draw the overlay line is also one consideration. JB will draft a list of what uses are currently allowed in the Rural Residential District as well as what uses could be added as either permitted or conditional.

- Allowance of duplexes as permitted use (see Waitsfield's recent revision here: <http://www.waitsfieldvt.us/wp-content/uploads/2020/10/ADOPTED-EDITS-9.28.20.pdf>, also Warren updates) Carol believes duplexes should remain a conditional use given the other issues that can arise from them – parking, lighting etc. Doug wondered whether this would be a good thing for Kaziah of the Housing Coalition to look at. Kaziah has offered to look at the Fayston LURs in order to provide feedback on areas in which the regulations could be more flexible in the creation of more affordable housing as well as more housing options. Discussion ensued as to what constitutes “affordable housing” and what the interplay is between ADUs and affordable housing. The Board also discussed what the PC can actually do within the regulations to encourage affordable housing. Members discussed looking at the regulations of Montpelier and Burlington to see how those cities encourage affordable housing.

6. Other Business: Karen would like the Board to review the PRD/PUD regulations for possible revisions. Section 8 is somewhat vague and the DRB could use more specificity in language. Karen added that the current language seems to allow for too much deviation from existing standards. JB added that the Waitsfield ZA is looking for better PRD/PUD standards as well. Both towns have basically the same regulations.

7. Adjourn. The meeting adjourned at 6:35 p.m.

The next meeting of the Fayston Planning Commission is March 8, 2021 at 5:30 p.m. The meeting's focus will be Kaziah Haviland's review of the LURs with regard to encouraging flexibility in housing.