

MINUTES  
FAYSTON PLANNING COMMISSION  
March 8, 2021  
Unapproved

Members Present: Doug Day (Doug), Don Simonini (Don), Pete Ludlow (Pete), Jen Hammond (Jen); Carol Chamberlin (Carol), Rick Swanson (Rick), Karen Sauther (Karen); ZA: John Weir (JB); Public: Kaziah Haviland (Kaziah)

1. Call to Order
2. Announcements and Agenda Modifications: None
3. Approval of Minutes of Last Meeting on February 8, 2021: Karen moved to accept the minutes. Pete seconded. There being no discussion, all in favor, motion carried.
4. Liaison Reports: Don provided an update on the MRVPD's trailhead kiosk initiative should be complete this spring. Don also noted that all three Valley towns approved the \$4,000 funding request for the Housing Coalition. These funds will be matched by the Community Fund as well. This money will go toward Kaziah Haviland's salary. Kaziah is the only employed staff member of the Housing Coalition. Discussion also ensued as to the pedestrian safety initiative in Waitsfield. Also of note, Efficiency Vermont has designated the Mad River Valley as a target community for its efficiency initiative. Dedicated community managers are working with key stakeholders in each community to craft programs designed to accelerate energy efficiency measures and reduce the energy burden for residents and local community businesses. Don and JB added that the three Valley Zoning Administrators continue to meet every couple months for lunch- along with Joshua Schwartz - to discuss local issues pertaining to zoning and regulation, as well as to discuss recent legislative efforts that affect the land use landscape.
5. Kaziah Haviland of the Housing Coalition to provide a review of the existing Fayston LURs and provide feedback on areas in which we can improve them with regard to housing options. Kaziah noted how reforming the LURs to allow for denser, smaller and more compact housing. This can be achieved through ADUs, duplexes and tiny homes as permitted uses; reducing setbacks and lot sizes where appropriate; and providing incentives to developers. Housing goals within the Town Plan can focus on the development of housing that covers a wide range of home prices; creating growth centers; developing incentives; waiving development fees; dual goal conservation projects to create affordable house sites; and considering reforming the LURs to allow for the creation of lower price building lots. Kaziah noted that the Waitsfield Planning Commission has created a subcommittee on affordable housing. This committee is looking at creating an overlay for affordable housing in Waitsfield. Some options for the LURs include: 1) in the Recreation District allowing two-family homes as a permitted use and reducing front setbacks from 65 feet to 40 feet; 2) in the Rural Residential District allowing two-family homes as a permitted use, reducing front setbacks from 65 feet to 40 feet, and reducing lot sizes and further encouraging density using bonuses; and

3) in the Irasville Commercial District reducing minimum lot size to less than 1 acre – 1 unit per ½ acre or with a Transfer of Development Rights of 4 units per ½ acre, minimum setback reduction from 65 feet to 40 feet, and encouraging mixed use through business/residential links. Kaziah also noted ways to create affordable housing. These include: allowing two-family dwellings as a permitted use, PRD density bonuses for affordable housing, and redefining ‘affordable’ housing to match the realistic need for the Valley: up to 80% AMI for rental properties and up to 100% AMI for homeownership. The creation of a housing trust fund was also discussed. This could go a long way in alleviating some of the burdens in purchasing a first home and could be funded, in part, by donations as well as fees generated from regulating short-term rentals (STRs). Discussion ensued as to the effect STRs have on the housing stock as a whole let alone affordable housing. Members also discussed the role of deed restrictions and covenants in ensuring the affordability of housing. Sustainability within affordable housing was also discussed. Members also discussed what role newer septic designs are playing in allowing for wastewater systems in locations that have poor soils or which were otherwise not achievable before.

6. LURs for next meeting: JB and Doug will generate specific revision topics for next meeting.
7. Other Business: None
8. Adjourn. The meeting adjourned at 7:02 p.m.

The next meeting of the Fayston Planning Commission is April 12, 2021.