

MINUTES
FAYSTON PLANNING COMMISSION
June 14, 2021
Unapproved

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

1. Call to Order. 5:32 p.m.
2. Announcements and Agenda Modifications: None
3. Approval of Minutes of Last Meeting on May 10, 2021: Don moved to approve the minutes and Jen seconded. No discussion. Motion carried.
4. Liason Reports: Don mentioned that the MRVPD is looking again at a three-town approach to registration/regulation of short term rentals. This would encompass some third party entity. S.79, an Act relating to improving rental housing health and safety, is stuck in the legislature. If signed into law, the bill would establish a statewide rental housing registry under the authority of the DHCD, and an inspection system for rental housing, including short-term rentals, under the authority of the Division of Public Safety. Karen was designated as Fayston's representative to the Planning District with regard to short-term rentals.
5. Review of draft LUR revision (prepared by JB) to require that submission of contour plans be color coded for steep slopes to assist the DRB review process: Members agreed that color depiction of steeper slope classes should also be referenced in Section 5.2 (A) (6). Section 3.4 (E) (2) should also be revised to remove any redundancy.
6. Discussion of LUR exterior lighting regulations: Members reviewed the Town of Warren's lighting regulations. Members agreed that something akin to this section be included in the pending revisions. Members discussed whether there should be an exemption for decking. Among the purposes for enacting lighting regulations is the negative impact excessive lighting can have on wildlife let alone neighbors. It was agreed that the DRB should have the ability to require a photo-isometric plan if necessary on conditional use applications. JB will check into whether new lighting regulations can be applied to existing structures/uses.
7. Begin PUD revisions discussion: Karen prepared an initial draft of revisions to the PUD section. Discussion was had as to how and whether to promote affordable housing within the PUD regulations. Members will review Karen's revisions and provide feedback for next the meeting.
8. Continued Act 179 discussion: Members discussed what goals are behind the possible regulation of short-term rentals in Fayston. Possible intentions include: 1) reducing the

impact of STRs on longer-term housing; 2) leveling the playing field with established lodging businesses; 3) reducing the impact of STRs on residents (i.e. noise, traffic); and 4) safety and community resources. Is the ultimate goal to reduce/limit/cap STRs? How can we ensure the continuance of being a viable resort community while allowing for STRs? Rick and JB will look into the legalities of regulating STRs. Members should be prepared to discuss the intended results vs the goals of regulating STRs for next meeting.

9. Other Business: Don would like to continue the discussion of requiring screening for dumpsters so as to not be visible from roadways.
10. Adjourn. The meeting adjourned at 7:20 p.m. The next meeting of the Fayston Planning Commission is August 9, 2021.