

Town of Fayston
Planning Commission Meeting Minutes
September 13th, 2021

Present: Carol Chamberlain, Karen Sauther, Doug Day (Chair), Pete Ludlow, Jen Hammond, Hanna Neill, Matt Lillard, Rick Swanson (via ZOOM), Don Simonini (via ZOOM).

Karen reminded us that MRV TV can put up Zoom meetings.
We determined that the OWL was very wise.

The meeting was called to order at 5:39pm.

Approval of August 9th, 2021 Meeting. Don accepts, Doug seconds.

Housekeeping:

Carol suggested to the group that moving forward (unless time sensitive), send all things to Hanna. Hanna will gather and send agenda, minutes, and any other important information in one email. The group agreed.

Liaison Report:

Don let us know that John Jamieson resigned from the Waitsfield Select board and most likely the Planning Dist., and that Christine Sullivan would take his position on the SB.
Katie has left as well, Josh was interviewing for new hires this week. Some information was lost as Katie had her finger on the wellness survey and STRs. There was not much else going on since last meeting.

Welcome Hanna Neill as ZA.

LUR Updates: Lighting

The Exterior Lighting regulations Carol has not put it in yet. Hinesburg's specific lighting regs aren't applicable but they do have a trash ordinance that may be a thought to consider. Manchester has lighting as a town ordinance not LUR. Legal advice was that LURs cannot set a later compliance date. Attorney had suggested lighting could be a town ordinance, but needs to be considered a nuisance. This would be difficult to regulate. Health and safety is a stretch, which is what an ordinance is. The group decided to keep Carol's lighting suggestions and add them in.

Other Business: MYSA

The PC reminded that we do not just change LURs due to one application. Even if approved, the DRB couldn't hear it until Oct/Dec. We learned that accreditation is something that is applied for and usually paid for. The Dept. of Education License is for individual licensing, not a school entirely. MYSA is a recognized independent school in Maryland & Vermont. Don pointed out that it sounds like they have other locations and he was not sure we should spend much time on this. JB is dealing with it as ZA in Waitsfield at 1824 House. There is nothing that can be done in the short term. There would need to be an across the board change. Is this a use that should be included? Carol brought up that schools are difficult to regulate and that that particular location is difficult for a school. Warren has "specialty

school” in purposed reg’s. Hanna will look into this. PC will continue to look at this during the LUR changes. Don asked Carol “Would there be a reason to have schools specifically left out?” Carol thinks that schools may be intentionally left out. Pete asked if it has been presented to CO-OP? Karen brought up a lot of other considerations such as; lighting, traffic, crosswalks, pedestrians that would need to be addresses. We would need to have standards and solid definitions.

Enter Matt Lillard:

The PC stated that it would be a long road before DRB could even look at it. Sometime next year, if the PC considered changing LURs. Regulations would need to be adjusted for everyone not just MRG.

Matt let us know about the proposed use of Mad River’s current building space for operation of an outside school. He stated that he is just the land owner. And that although it has not been presented to the MRG board he has support. Matt has authority as operational manager and this is consistent with MRGs plans. The PC will pick up this concern on their own to see if it makes sense to address uses in the Resort Development District. The Planning Commission explains the protocol for updating and changing Land Use Regulations. Which they are working on right now, and will be well into next year. The PC offered to keep MRG in communication if anything comes up or if any changes will be made that would apply to this issue.

LUR Updates: PUDs

Discussion continued on PRDs and PUDs- a recent application spurred the conversation for revising density on PUDs moving forward. There was talk of clarification of the DRBs ability to reduce lot size. It was noted that the minimum 40% density (max land covered by buildings, driveways, decks, rec areas, etc.) should be upheld and the importance of open space. It was also highlighted that the purpose of PUDs as part of a major subdivision is to allow for optimal open land.

There were questions about how many additional primary structures are allowed? And how much open area should be left? It was suggested to add to the general standards an option for low income housing. Jen offered to put together a formula for density. Karen volunteered to look more into other town’s regulations on density and language on minimum lot sizes. She will also review her draft.

LUR updates are currently being done by Carol but will be passed on to Hanna.

Short Term Rentals:

Karen has been working on gathering data for STRs. The MR Planning Commission has plans to conduct a survey, the PC was skeptical on self-reported data. Right now STRs are technically required to register but there is no way to regulate that. It was decided to consult the SB on whether or not to spend more time on STRs.

Other business:

Carol proposed that we start talking about Route 17 next meeting. She also suggested that we be proactive in looking at high elevation development and clearing practices.

The meeting adjourned at 7:28 pm.