

Town of Fayston, Vermont
Planning Commission Minutes
Monday October 11, 2021

Present: Rick Swanson, Peter Ludlow, Jen Hammond, Karen Sauther, Doug Day, Hanna Neill (ZA), Carol Chamberlin (via ZOOM).

The meeting was called to order at 5:32pm.

The Minutes of September 13th, 2021 were approved.

Liaison Report:

Doug brought up that there was a discussion at Ridge to River regarding grant money available for flood related issues. There was brief discussion that the money could be used in areas such as Randell Road and Stagecoach and Bragg Hill.

The MRVPD is still desperate to find a replacement for Kati Gallagher.

Review STR presentation (provided by Karen at the Sept. 28th, 2021 Selectboard Meeting):

The Fayston Selectboard is interested in taking up this topic, as a multi-town effort backed with MRVPD resources. The Housing Coalition has put this issue on the backburner due to being short staffed. Once it comes back around Fayston is on board, with the planning district leading.

Hanna information on Schools from Warren/Waitsfield:

PC reviewed Warren and Waitsfield regulations related to schools/educational uses.

Carol suggested that we define “specialty school”. And reminded the PC that we do not take individual applications and try to cut them to fit. We must bring awareness and determine if schools should be adjusted in the current LURs and if so in what districts. The PC agreed that this was the correct approach moving forward and that they would take the time to review and determine how to address this category. The PC noted that if the DRB approves the Private Club use by the MYSA School at Mad River Glen, the permit may be issued for a limited time period so that further review may take place after the LURs are updated.

Continue PUD revisions discussion:

Karen agreed to put together a table to show PUDs and what zoning districts allowed/not and which types of PUDs to aid in further discussion.

The PC reviewed Warren’s conservation PUDs.

It was agreed in section 8.3 (A) (1) to list the districts PUDs were not allowed in.

More discussion would be needed to determine if the PC should include language to limit setback waivers in certain districts in regards to PUDs.

Coverage was discussed and if this is to be catered to in different zoning districts? In order to be more or less restrictive. The PC decided this might be beneficial and should be looked at more closely.

The PC reiterated trusting the DRB to be familiar with reg's and town plan enough to incorporate what is appropriate for each application. If we get more PUD applications then we should adjust to fit as is appropriate given the situations that arise.

It was noted that Section 3.7b lot requirements needs to be reworked, if legally possible, into 2 pieces: one addressing multiple primary uses and one addressing multiple primary structures.

Karen will further refine the draft of this section for future review.

It was agreed that a specific reference should be made to a condition requiring a post-construction inspection; this would be included in the DRB review section of CU and Subdivision Review.

Revisit discussion on Rte. 17 overlay and allowed uses.

Carol gives preliminary ideas on Rte. 17 overlay. The parcels, only those accessible from Route 17 and in the area running from Waitsfield town line to the bridge before the Hyde Away.

Carol suggested to put limitations on properties in that area. That a new use would be required to include a dwelling unit, preferably not to be used for STRs. Limit hours: allow restaurants and retail but have a 9pm closing time to keep it somewhat residential. All would be moot unless flood hazard overlay goes away.

Karen asked if the Rec district could be extended to cover Route 17 instead. Carol will look into both extending the Rec District and creating an overlay and draft something for review.

Start discussion regarding high elevation development standards.

Postponed till next meeting.

Other Business

Carol confirmed some prior LUR edits with the rest of the group; she is completing an updated redline version of the draft.

The meeting adjourned at 7:30pm.