

Town of Fayston, Vermont
Planning Commission Minutes
Monday November 8, 2021

Present: Peter Ludlow, Karen Sauther, Don Simonini, Hanna Neill (ZA), Carol Chamberlin (via Zoom), Bob Ackland, Kaziah Haviland (via Zoom), Shane Mullen (via Zoom), Jennifer Hammond (via Zoom), Jared Cadwell, Chuck Martel.

The meeting was called to Order at 5:35pm.

The minutes of October 11, 2021 were approved.

Announcements and Agenda Modifications.

Agenda is changed to make the most use of time. Bob Ackland and Kaziah Haviland present an update on the Housing Coalition and Housing Fund.

Presentation:

Kaziah presented the current demographics of the valley. Who can afford to live here based on age and income and who is leaving. She explained why this is happening based on average income and the current housing market. She discussed the barriers facing those who live in our community and how lack of stable safe housing can be detrimental to health, economy and the community. Kaziah then presented what the Housing Coalition is doing to help address these issues. What small incremental, immediate changes. And also the large scale long term municipal help. Immediately they are working with towns on their LURs and creating housing with financial assistance. They have an ADU program but building cost & difficulty going through the process has made it unsuccessful recently. They offer assistance and grant money, in return for affordable full time rental for 5 years. Housing funds are not restricted so they can be used for local flexible needs. Federal funding is hard to get and rigid.

Bob presented on MRV housing and the Affordable housing fund. Tri-Town Selectboards agreed that this is a Valley-wide issue and collectively there needs to be a review of suggested actions. Housing trust funds are a flexible source of funding that can be used to support a variety of adorable housing activities. Designed to specifically address local priorities and needs. Common revenue sources would ideally be dedicated revenue sources established with the support and approval of key stakeholders, allowing the predictability of funds annually. The purpose of the housing fund proposal would be to promote affordable housing and create new ownership and rental housing opportunities. Their research has shown that the highest potential for funding sources are philanthropic donations, property tax, and affordable housing fee on STRs. The MRV HC is asking for feedback on this proposal. They will also ask all three towns to come together and decided on two warrants committed to the MRV Housing Fund.

Liaison Reports: No updates

Other Business:

The Planning Commission discussed a schedule moving forward to help work through the LURs. They propose having 2 meetings per month beginning in January and will consult with the rest of the Commission. The PC decided to set meeting agendas for one or two main topics to promote efficacy.

For December's meeting:

1. Review information provided last meeting regarding allowing specialty schools within the Resort District or other Districts
Hanna agrees to revisit her findings on specialty schools and put together a working definition along with the districts it may or may not be suitable for.
2. Continue discussion on Rte 17 overlay and allowed uses.
Carol will put together something in writing in regards to the Route 17 overlay district and also explore potentially extending the REC district as an alternative.

Tabled until February:

3. Continue proposed PUD revisions and charts.
Karen will work on this.
4. Start discussion regarding high elevation development standards.
Hanna has information from Warren's LURs to aid in this discussion.

The meeting adjourned 7:30pm.