

Town of Fayston, Vermont  
Planning Commission Minutes  
Monday, June 13, 2022  
Hybrid Meeting: Zoom & at Town Hall

Attendees: Karen Sauther (chair), Don Simonini, Doug Day (vice chair), Jennifer Hammond, Pete Ludlow, Rebecca Baruzzi (member of public)

Minutes taker: Betsy Carter

1. Call to order at 5:31.
2. Announcements & Agenda Modifications
3. Approval of 5/23 minutes
  - a. *Motion to approve May 23 meeting minutes by Doug, seconded by Don. All in favor, none opposed. Minutes approved.*
4. Approval of 5/26 minutes
  - a. *Motion to approve May 26 meeting minutes by Doug, seconded by Jennifer. All in favor, none opposed. Minutes approved.*
5. Liaison reports
  - a. Don attended Hazard Mitigation meeting. Current meetings will be scheduled and will update existing hazard plans.
  - b. Don will be attending the Thursday 6/16 Planning District meeting and is hoping to hear progress update on short term rentals and housing.
6. Interview with PC candidate Rebecca Baruzzi
  - a. Questions:
    - i. Don: Besides the housing issues mentioned in your letter to the select board, what other actions or issue do you see pursuing? Rebecca: I'm also concerned with development on steep slopes and smart development balanced with environmentalism. Other things as they come up; I'm ready to volunteer and help craft LUR language.
    - ii. Don: So you're running for the representative seat. It's a huge time commitment; do you have the time to do that as well as the time required for the planning commission? Rebecca: Yes. I was a legislative assistant several years ago and worked for a lobbying group. Many representatives are on town Select Boards and have full time jobs.
    - iii. Don: What is your involvement with the Community Fund? Rebecca: Minimally as I'm working to transition out of it.
    - iv. Don: Do you feel that zoning and all that it means is the reason for the housing issues in the Valley? Rebecca: It is a multi-faceted issue, of which zoning regulations are one small part.
    - v. Pete: From a state point of view, do you see any collaboration we can have to address the housing problem? Rebecca: More than zoning, I think it's working through regional groups and funding bottlenecks at state levels and getting that funding out to the Valley faster.
    - vi. Karen: Do you have any experience in grant writing? Rebecca: Yes from the work with Mad River Park for the \$250,000 grant.
    - vii. Pete: From your perspective, are there any conflicts of interest if you are voted to replace Maxine, are there areas where there may be conflicts between the Planning

Commission and State House? Rebecca: No. I think it's all public service for the community and I don't see any conflict. The Community Fund was a little close and felt I needed to resign.

- b. *Motion to enter executive session to discuss the candidacy of Rebecca Baruzzi of the Planning Commission membership by Pete, seconded by Don. All in favor, none opposed.*
  - i. Enter executive session at 5:51pm.
  - ii. Exit executive session at 5:58pm.
- c. *Motion to recommend to Town Select Board to name Rebecca Baruzzi as the 6<sup>th</sup> member to the planning commission by Don, seconded by Pete. All in favor, none opposed. Motion carries.*

## 7. LUR Edits

- a. Discussed adding pre-development clearcutting provision provided by Clare Rock (CVRPC) to subdivision standards section 6.3
  - i. *Motion to add reference language to LUR by Doug, seconded by Don. All in favor, none opposed. Motion carries.*
- b. Continued discussion of tree clearing standards
  - i. Review of feedback from Clare Rock (CVRPC) from email all members read prior to meeting:
    - 1. Clare could not find map 11 in the Town Plan on the town website. Reference to the map will be replaced with actual map reference information.
    - 2. Clare recommended language changes in section (5)(b)(iii) regarding Fayston Core Habitat, and changing reference from ANR Atlas to Fayston Map 5.
    - 3. Clare did suggest a definition for view corridor and referenced view shed.
    - 4. Discussion around definitions of view corridor, scenic view shed, and view shed. General understanding is that view shed and view corridor should be defined separately.
    - 5. Agreement on view shed, scenic view shed, and pre-development site preparation definition as recommended by Clare and view corridor definition Jen provided.
  - ii. Review of feedback from Jamey Fidel
    - 1. (Karen reads from recommendation).
    - 2. Pete: Generally the DRB does not see an application with a lot pre-cut. Usually it comes in with an idea of what they want to do on it. Developers could come in with their logging rights and mow down a property, then come in and file a DRB application. Karen: If a landowner submitted an application and the DRB referred to the tree cutting practices, and the landowner rescinds its application and uses their logging rights, I think what Jamey is recommending allows the DRB to require mitigation measures. The PC needs to decide whether to include mitigation measures or not. (Additional discussion of recommendation in regard to current LUR and revegetation; subsequent cut/paste of language into notes from Jamey and note to add to tree cutting standard and create clause 5.5.C.)
    - 3. Jamey's view corridor definition is closer to Jen's recommended definition.
    - 4. 5.5.B under tree cutting standards (Karen reads recommendation). Jamey added "Vermont licensed forester."
    - 5. Jamey and Clare both recommended edits to section 5.b.iii. Feedback from both to be combined.
    - 6. Mitigation language to go into both conditional use and subdivision section.

- c. Definitions (clearcutting, tree clearing plan, planned unit development)
  - d. *Motion to accept changes as discussed by Doug, seconded by Don.*
    - i. Add view corridor definition as provided by Jen Hammond (Karen reads).
    - ii. Add scenic view shed definition as provided by Clare Rock (Karen reads).
    - iii. Add view shed definition as provided by Clare Rock (Karen reads).
    - iv. Pre-development site preparation definition as provided by Clare Rock (Karen reads).
    - v. Additions to tree clearing standards as previously discussed.
    - vi. Addition to merge recommendations from Jamey Fidel and Clare Rock in section 5.5.b, 5.5.b.iii, and add section 5.5.c (Karen reads all for review).
    - vii. *No further discussion; all in favor, none opposed. Motion carries.*
  - e. Review of subdivision standards in Article 6, section 6.2.f.
    - i. Addition of language for clearcutting and forest mitigation language (Karen sharing on screen). Add to section 6.2.f.1
    - ii. *Motion to add to Article 6 section 6.2.f language around forest management activities as read by Karen by Doug, seconded by Jen. No further discussion, all in favor, none opposed. Motion carries.*
  - f. *Motion to use planned unit development definition stated in Articles 8 in Article 10 by Doug, seconded by Jen. No discussion; all in favor, none opposed. Motion carries.*
  - g. Discuss list of edits (format, anything missing from list)
    - i. Table of contents need to be updated to reflect changes made; cover page needs to be updated.
  - h. Discuss readiness of draft for submission to attorney for review
    - i. *Motion to submit LUR draft for attorney review upon completion of above changes by Don, seconded by Doug. All in favor, none opposed. Motion carries.*
8. ARPA Funding List Discussion and Recommendations to the Select Board
- a. The Select Board welcomes feedback from the Planning Commission on current list of proposed ARPA funding.
  - b. List from Town Clerk shared on screen and reviewed. Unclear for several items on list of approval status.
  - c. Fayston does not have a municipal energy plan and the state has matching grants available. ARPA funds could be used to match the available grants. Planning commission agrees on the idea/recommendation.
  - d. Commissioners voiced need for website update and maintenance, if ARPA funds can be used for that.
  - e. Could funding be used for updating maps for the Town plan?
9. Meeting schedule
- a. Karen, Doug, and Pete, will not be available for a second meeting in the month of June.
  - b. Next meeting will be August 8<sup>th</sup>.
10. Other Business
- a. Interim plan to convene if needed for interviewing potential Zoning Administrator candidate(s).
    - i. Group available in the next week, then not again until after July 5th.
    - ii. Doug (vice-chair) will coordinate in Karen's absence.
11. Adjourn
- a. Motion to adjourn by Pete, seconded by Don. Meeting adjourned at 7:57pm.