

Town of Fayston, Vermont
Planning Commission Minutes
Monday September 12th. 2022
Fayston Town Hall

Attendees: Planning Commission: Karen Sauther (Chair), Doug Day (Chair), Jennifer Hammond, Pete Ludlow (Zoom), **Zoning Administrator:** Jason Wilson **Presenter:** Joshua Schwartz (Mad River Planning District) **Public:** Kimberly Laidlaw

1. Call to Order at 5:35 PM
2. **Agenda Modifications:** Moved Joshua Schwartz's Presentation up while waiting for a Commission member to join the meeting.
3. **FY 2023 Bylaw Modernization Grant:** Presentation by Joshua Scwartz of the Mad River Planning District. This is a Grant by Vermont Department of Housing and Community Development (DHCD). This is a grant to help towns confront the State's housing shortage by updating the towns Bylaws by supporting pedestrian-oriented development, housing choice, affordability and opportunity in accordance with Vermont's smart growth principles. Legislature has made available \$600,000 to fund the grant and towns can be awarded up \$25,000 to update their bylaws supporting a pattern of a village center surrounded by a rural country side. Joshua Stated that Warren is in their 3rd year of the process of updating their Bylaws and Waitsfield is just finishing their 1st year in the process. In the past Fayston usually doesn't qualify for an award. Josh spoke with Jacob Hemmerick the Planning & Policy Manager for the grant and asked about Fayston's situation. Jacob informed Joshua that this is consistent with the grants intent depending on what is proximate with Irasville Commercial District and our ADU policies. The grant wants to avoid development sprawl.
Karen: When is opening and closing date for applications?
Joshua: November 1st 2022 is application deadline.
Timing would be tricky for working for a multi town application. Warren is finishing up and Waitsfield already started but hasn't hired a consultant yet. Other towns have also had difficulty getting consultants. Grants do have a 10% match that has the possibility of forgiveness if the policies are enacted within the 2-year period.
Doug: In reference to our LUR's, I'm not sure what we are missing?
Joshua: That could be something that a consultant would look into in reference ADUs, duplexes and things of that nature.

Pete: Has reservations about funding something that doesn't have tangible, measurable goals.

Jen: Feels that this is different, if we change a few things in our Bylaws that can open some options for housing that could be beneficial

Karen: Our Town Plan has an objective to modernize our bylaws and it should be an objective of ours to reach the towns goals.

Doug: Housing is one of meeting topics in future work plan.

Karen: If we vote in October to go through with this would we be able to get the application in on time?

Josh: It would be tight. Getting all the necessary approvals to move forward, (Selectboard, Planning Commission). Then writing the grant itself.

Josh mentioned the Mad River Housing Summit that is taking place on October 12th at Lareau Farm.

Comments:

Kimberly Laidlaw: Wanted to know what edits have been made to the LURs with Karen pointing her to where to find these edits as they have been happening for two years. Kimberly also stated she feels that the Towns Boards should get more input from the community. She feels that the DRB particularly uses the LURs to block people from building

4. Approval of August 8th 2022 Minutes:

Doug motioned to approve; Jenn seconded. All approved

5. Liaison Reports:

Karen asked Doug to be looped in on future Ridge to River communications

6. LUR Edits:

When putting together the PC Report we used a Moretown template. The last 4 pages are not applicable to Fayston and will be deleted. In the PC report change the wording of clearcutting with site clearing. Fix formatting issues.

Jenn motioned to approve PC Report with corrections, Don seconded. All Approve, motion passed.

In the revisions list correct the wording of clearcutting to site clearing. And adding site clearing to definitions. Jenn motioned to approve Revisions list with the corrections, Doug seconded. All approve, motioned passed.

Schedule public hearing for updated LUR On October 17th 2022 at 5:30PM

7. PC Work Plan: Table this session until more board members are and can be discussed as a group.

8. Legislative Updates: Still looking these over as it is more comprehensive than in prior years.

9. Other Business:

Karen is stepping as Planning Commission Chair at the end of tonight's meeting. Staying on PC. Doug as Vice Chair will step up until reorganization.

Need to look for another person to fill vacant seat on Commission.

10. Motion to adjourn:

Jenn motioned to adjourn. Doug seconded. All approved, adjourned at 7:23 PM