

**Town of Fayston, Vermont**  
**Planning Commission Minutes**  
**Monday October 17, 2022**  
**Fayston Town Hall**

**Attendees: Planning Commission:** Doug Day (Acting Chair), Jennifer Hammond, Pete Ludlow, Rebecca Baruzzi, Don Simonini (Zoom) and Karen Sauther Zoning **Administrator:** Jason Wilson  
**Public:** Kimberly Laidlaw, Eve Silverman (Zoom), Shane Mullen (Zoom), Gene Scaparrotti (Zoom) and Tony Italiano

1. Call to Order at 5:30 PM

2. **Agenda Modifications:** None

3. **Public Comments on Proposed Bylaw Amendments:**

**Eve Silverman:** Interested in ADU requirements after attending MRPD Housing Summit. Was curious about maintaining the balance of Suburban vs Rural. Would like to maintain rural character of the community.

**Eve:** When dealing with covenants, do the LURs trump the covenants? **Don:** Covenants supersede LURs.

**Eve:** On ADUs, are there any protections that the land/community could handle the increased density? **Doug:** That is taken into consideration by the DRB during the review process. **Don:** The state would regulate the water/wastewater permitting.

Is it true that ADUs can only be rented to family? **Rebecca:** There are no restrictions on who to rent to.

**Kimberly Laidlaw:** In reference to ADUs why do we have a limit of 30% of primary dwelling or 900 sq. feet or whichever is larger? **Karen:** That is based from state statute.

**Kimberly:** I have a question about the landscaping/screening and site clearing update how will that affect people who want to develop. **Karen:** The LURs updates do not apply to agricultural or forestry standards.

4. **Other Business:**

**Karen:** We will be working next week on the By Law Modernization Grant on October 24, 2022 at 5:30 PM

**Don:** There will be a tri-town meeting January 12, 2023

**Don:** There will be Planning District Meeting on Thursday night (10/20/22) it will be an open meeting.

**Doug:** We are still looking for another member on the Planning Commission.

5. **Motion to adjourn:**

Karen motioned to adjourn. Pete seconded. All approved, adjourned at 6:25 PM