

Town of Fayston  
2022 Proposed Land Use Regulation Bylaw Amendments Revisions List  
Prepared for the Fayston Planning Commission  
Updated 09/14/22

- 1) Revisions Throughout Document
  - a. Fixed typos/misspellings
  - b. Reformatted and renumbered where necessary to match formatting of rest of document
  - c. Deleted references to Planned Residential Development (PRD)
- 2) **Article 2. Section 2.1(E)(2)**-Added Acceptable Management Practices reference [see 9.2(A)(4)] to be consistent with other sections containing the same reference.
- 3) **Article 2. Section 2.7(E)(2)**-Added Acceptable Management Practices reference [see 9.2(A)(4)] to be consistent with other sections containing the same reference.
- 4) **Article 2. Section 2.4**-Deleted uses that were listed twice by mistake during last revision.
- 5) **Article 3. Section 3.1(B)(4) vs Section 3.4 (E)(3)(d)** – conflicting driveway language – Change made to Section 3.1 (B) (4): language was added that driveways also “follow the natural contours of the land.” AND change made to Section 3.4 (E)(3)(d): removed “driveway”
- 6) **Article 3. Section 3.4(E)(1)(b)**
  - a. Edit to read “Very Steep Slopes (25 + %). No pre-development site clearing, site preparation, site disturbance, or development shall take place on very steep slopes with natural gradients of 25% or more, with the exception of the following, which are subject to conditional use review and approval by the Development Review Board under Article 5, and the requirements of the Subsections below.”
  - b. Added language to acknowledge that forestry activities are an exemption to the above.
- 7) **Article 3. Section 3.4(E)(2)(a)**-Added “The Board may also require a site plan with color depiction of slope classes based on two (2) foot contours.”
- 8) **Article 3. Section 3.9**-Added lighting regulations section.
- 9) **Article 4. Section 4.1(B)**- Updated Accessory Dwelling Unit section to reflect statutory changes: Removed the requirement that the accessory dwelling be in an existing structure for administrative approval and that the allowable size for administrative approval be 900 square feet or up to 30% of the principal dwelling, whichever is greater.
- 10) **Article 5. Section 5.2(A)**-Lowered number of hard copies required and added requirement for submittal of PDF of application materials.
- 11) **Article 5. Section 5.2(A)(6)**
  - a. Moved additional requirements (a,b,d,e) that may be requested by the DRB from section 5.2(A)(6) up to section 5.2(A)(5) making them items required with all conditional use applications.
  - b. Added that the Development Review Board may request color depiction of slope classes.
  - c. Combined two line items listing things DRB could request into one line item in Section 5.2(A)(6)(g), that includes “stormwater, erosion control, lighting, landscaping, screening, buffer, forest, or wildlife management plans”
  - d. Added line (i), “proposed tree cutting, thinning, or clearing”

- 12) **Article 5. Section 5.4(B)(5)**-Created Pre-Development Site Clearing and Site-Preparation Standards Section, allowing DRB to evaluate impacts of vegetation thinning or clearing associated with a conditional use application.
- 13) **Article 6. Section 6.2(F)**-Added site clearing and harvesting associated with pre-development site preparation shall comply with state Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont.
- 14) **Article 6. Section 6.2(F)(1)**-Added mitigation language stating where DRB finds the landowner fails to submit non-forestry pre-development site clearing plans, the DRB may require site mitigation (re-vegetation, planting).
- 15) **Article 7. Section 7.3 and Table 7.2**-Lowered number of hard copies required and added requirement for submittal of PDF of application materials.
- 16) **Article 8.** Consolidated Planned Residential (PRD) and Planned Unit Development (PUD) sections into a single PUD section and updated to reflect statutory updates.
- 17) **Article 10. Section 10.2**
  - a. Added Fast Food Restaurant definition.
  - b. Consolidated existing PRD and PUD definition into one PUD definition.
  - c. Updated existing Stream definition references
  - d. Added travel trailer definition to make a distinction between tiny houses, campers, travel trailers, and mobile homes.
  - e. Added site clearing definition.
  - f. Added View Corridor definition.
  - g. Added View Shed definition.
  - h. Added Scenic View Shed definition.
  - i. Added Pre-Development Site Preparation definition