

Town of Fayston, Vermont
Planning Commission Minutes
Monday January 9th, 2023
Fayston Town Hall

Attendees: Planning Commission: Doug Day (Vice Chair), Jennifer Hammond, Pete Ludlow, Rebecca Baruzzi (Chair), Karen Sauther (Zoom) and Don Simonini **Zoning Administrator:** Jason Wilson **Public:** Andy Phelan (Zoom)

1. Call to Order at 5:32 PM
2. **Approval of December 12th, 2022 Minutes:** Doug motioned to approve the minutes; Don seconded. All approved.
3. **Agenda Modifications & Announcements:** Michelle Leibowitz was introduced as a candidate for the Planning Commission and further discussion will be held later in this meeting.
4. **Ground Rules Discussion:**

As a reminder, the Commission had discussion about Robert's Rules and Open Meeting Law and how they effect the Commissions communications. There was discussion about creating a "Parking Lot" for ideas. The "Parking Lot" would create a list of ideas to discuss at a future time. The ideas may not be directly related to the subjects discussed at that time, but said ideas should not be forgotten about or could relate to subjects in the future. There was discussion about Act 78 which allows for remote meetings expiring and the need to monitor this.
5. **By Law Modernization Effort:**

Discussion was held about the Public Engagement portion of the Bylaw Modernization Grant. There was some review about was discussed in the December meeting. The issue to be discussed this week was "What if housing units are not added" Items mentioned were the community would have a shortage of professionals in the area because they would take jobs in other communities with less of a commute. Professionals such as nurses, PA's, techs, school bus drivers and teachers. There would be a need to communicate these issues through press releases or Front Porch Forum among others. The Commission discussed the importance of housing and infrastructure. With Michelle stating that density and areas where density can be increased is vital to the housing subject. The Commission discussed breaking into sub-groups or if committees could be formed to work on each subject and bring that work to the meeting for the Commission to discuss as whole.
6. **Liaison Reports:**

Don stated that the MRVPD is having their Partners Meeting upcoming on Thursday night and asked for everyone to attend if possible. Karen asked if the MRVPD Steering Committee had any input on creating the agenda? Don answered not to his knowledge. He then stated that MRVPD would be holding elections at its next meeting and February.

Andy Phelan stated that he would like to see the MRVPD have more to do in assisting Waitsfield with the Wastewater Treatment project. STRs pay a 9% tax to the state. It would be great if the MRVPD tried to recoup some of that money to assist making this project happen moving forward. Karen stated that that would probably a long road to get that money from the State for that project, agrees that the MRVPD should be assisting Waitsfield with this project but through grants in which Karen thinks that would be what the State would tell them to do about recouping that money.

There was discussion about our vacant seat in the Central Vermont Regional Planning Commission. The discussion included if the CVRPC position needed to be filled by a Commission member? Or would the Commission member be able to alternate months of attendance as to not overload the time spent participating in each Commission. ZA Wilson will look into membership requirements and attendance policy for the Commission members

7. Other Business:

Don Simonini announced that he would not be seeking re-appointment to the Planning Commission and that his term would expire on March 1st. Jennifer Hammond announced that she would be resigning from her position on the Planning Commission effective after this meeting.

8. Conversation with Michelle Leibowitz about Planning Commission Candidacy:

Rebecca: What is your interest in joining the Planning Commission?

Michelle: Community service. For many years was a "Weekend Warrior" now I get to live here in a place I love. With my background I would love to maintain the area I fell in love with, that we losing to development. Although I did work in cities a lot of my work has been done in rural areas in Texas and Tennessee.

Karen: A lot of what we do is guided by the Town Plan, have you read the Town Plan or Land Use Regulations?

Michelle: No, I haven't had the chance yet.

Don: If you became a member of the Commission would accept an appointment to the MRVPD? It would be another monthly meeting. Do you have the time?

Michelle: Right now, I do. I have good understanding about working with MRVPD from my time with the Housing Coalition. Smart Growth would require working with the District.

Karen: How much time would be able to put into the Commission position outside of meeting? For example, research, meeting with people outside of the Commission.

Michelle: As a ski instructor I am busier in the ski season, my time ebbs and flows. If I am accepted for the position, I will make time to do those things.

Karen motioned to enter into Executive Session to discuss the nomination of Michelle Leibowitz to the Selectboard for Planning Commission. Don seconded; all approved. The Commission entered Executive Session.

Don motioned to exit Executive Session; Rebecca seconded. All approved and Executive Session was complete.

Don motioned to nominate Michelle Leibowitz to the Selectboard for the Planning Commission; Jennifer seconded.

In favor: Doug, Don and Jennifer

Against: Rebecca and Pete

Karen abstains.

Michelle is nominated to the Selectboard.

9. Adjourn:

Don made a motion to adjourn; Rebecca seconded. All approve. Meeting adjourned at 7:17PM