

Town of Fayston
2023 Proposed Land Use Regulation Bylaw Amendments Revisions List
Prepared for the Fayston Planning Commission
Updated 03/13/23

- 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)**
 - a. Updated Accessory Dwelling Unit section to reflect statutory changes.
 - b. Removed the requirement that the accessory dwelling be in an existing structure for administrative approval.
 - c. Allowable size for administrative approval be 900 square feet or up to 30% of the principal dwelling, whichever is greater.
 - d. Increased allowable size of ADU as percentage of principal dwelling to 90% with DRB approval.
- 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 8. Section 8.6(A)(3)a**- At the request of the Selectboard, replaced Board of Selectmen with Selectboard and removed Town of Fayston as a possible recipient of dedicated open space Maintained allowance for the dedication of open space to a conservation institution with approval of Selectboard. Also moved text from separate subsections (previously b and c) to subsection a, since they all address the same topic-the dedication of open space to an entity outside the landowner.
- 18) **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.