

**Town of Fayston, Vermont**  
**Planning Commission Minutes**  
**Monday, September 11<sup>th</sup>, 2023**  
**Fayston Town Office**

**Attendees: Planning Commission:** Doug Day (Chair), Pete Ludlow (Zoom) and Freddie Graves  
**Zoning Administrator:** Jason Wilson **Public:** Thomas Grandy, Trey Rayburn (Zoom) and Katherine Quinlan

1. Call to Order at 5:38 PM
2. **Agenda Modifications:** None,
3. **Approval of August 14, 2023 Minutes:** Freddie motioned to approve the minutes; Pete seconded. All approved. The Commission would like the next tentative meeting date in future minutes.
4. **Clarification of the definitions of Contiguous Lands and Lot in May 2023 LURs:**  
The definitions of Lot and Contiguous Lands in the LURs are conflicting about whether a road right of way creates two lots. Viewing past PC history where this Commission decided that road right of way created two lots the PC clarified the ambiguity of these definitions. They realized when the LURs were updated the update to Contiguous Land did not get updated with Lot. The PC clarified the intent of road to mean Municipal or State Highway. The definitions should read:

**Contiguous Land.** (1) A parcel of land contained within a single, unbroken parcel boundary (a division of land by a right-of-way, shall not render such land noncontiguous); or (2) two or more parcels that share a common parcel boundary or point.

**Lot.** (1) Land of at least sufficient size to meet minimum regulations for use, open spaces, frontage access; (2) a portion of land in a subdivision or plat that is separated from other portions by a property line (see also Contiguous Lands). Land separated by a State or Municipal Highway owned by the same person is considered to be two lots.

Doug motioned to approve the clarification; Freddie seconded. All approved.

**5. Updating the Planning Commission's Rules & Procedures:**

The only updates were in Section 3.2 where "The agenda shall be posted at least seven days prior to the meeting. A notice of meeting could be posted on Front Porch Forum at least seven days prior to the meeting date." was added. Also, in Section 3.4 where "A notice of meeting could also be sent out on the Town's mailing list at least seven days prior to meeting date" was added. Doug motioned to approve the minutes; Freddie seconded. All approved.

**6. Other Business:**

Future work plan discussion. There was discussion about Land Use Regulation Updates. The ZA has been compiling a list of items that may need discussion by the Commission. The ZA will reach out to the DRB if they are aware of any items that the PC should discuss. ZA is also waiting for the final guidance document from the State about recent legislation that effects zoning.

**7. Announcements:**

The next tentatively schedule meeting is to be held October 9<sup>th</sup>, 2023 at 5:30PM

**8. Adjourn:** Pete motioned to adjourn; Jim seconded. Meeting adjourned at 6:33 PM