Town of Fayston, Vermont

Planning Commission Minutes

Monday, March 11th, 2024

Fayston Town Office

Attendees: Planning Commission: Doug Day (Chair)(Zoom), Andrew McNealus, Michael Duell and Paul Quinlan **Zoning Administrator:** Jason Wilson

1. Call to Order at 5:33 PM
2. **Agenda Modifications:** None,
3. **Approval of January 8th, 2024 Minutes:** Doug moved to except the minutes; Andrew seconded and all approved.
4. **Approval of the January 24th, 2024 Minutes:** Doug moved to except the minutes; Andrew seconded and all approved.
5. **Discussion on the Land Use Regulations in compliance with updated State Statute on Accessory Dwellings. Section 4.1 and Tables in Article 2:**
   There was discussion on Accessory Dwellings and whether they can be subject to Conditional Use Review. There is some wording in state statute that may indicate that the review for ADUs needs to be the same as for an SFR under certain circumstances. There was also discussion on the allowed size of ADUs and whether than can be larger than the 30%, 900 sq. ft stated in **24 V.S.A. § 4303(38).** Then more discussion was held about **24 V.S.A. § 4412 (1 E and F)** and that the Town's LURs can be more permissible and that the review should be the same as if the project was a SFR as long as that SFR did not require Conditional Use review. The Commission wanted to review some other towns LURs for comparison and to put some thought into the language for the Town's LURs.
6. **Liaison Reports:**
   a. MRVPD
      i. https://mrvpd.org/
         https://mrvpd.org/agendas-minutes/

Doug mentioned that he asked that that the links to MRVPD be added to agenda and minutes for review. Mentioned how they are doing some exciting things at MRVPD. And hopefully some steps up to this Liaison position when he steps down.

7. **Announcements:** The next Planning Commission Meeting is tentatively scheduled for April 8th, 2024. Doug stated that he is stepping down after this meeting.
8. **Other Business:** With Doug stepping down after this meeting. A vote was conducted to Select an Acting Chair until next months Re-Organization Session. Paul moved to

recommend Andrew as Acting Chair; Doug seconded. Andrew stated he would accept and all approved.

9. **Adjourn:** Meeting adjourned at 7:10 PM