# Town of Fayston, Vermont

## Planning Commission Minutes

## Monday, April 8th, 2024

## Fayston Town Office

**Attendees: Planning Commission:** Paul Quinlan (Chair), Andrew McNealus(Vice Chair), Michael Duell and Freddie Graves **Zoning Administrator:** Jason Wilson

1. Call to Order at 5:50 PM
2. **Agenda Modifications:** None
3. **Annual Re-Organizational Session:**
    a. Freddie moved to elect Paul Quinlan as Chair; Michael seconded and all approved.
    b. Paul moved to elect Andrew McNealus as Vice Chair; Freddie seconded and all approved.
    c. Freddie moved to hold PC meetings on the second Monday of the month and to amend the PC's Rules & Procedures to reflect that meeting day; Paul seconded and all approved.
    d. Freddie moved to accept the Fayston Town Office, Fayston Town Website, Waitsfield Post Office, Moretown Post Office and Front Porch Forum as posting places for PC Meeting Agenda posting locations. Michael had a question of why doesn't the PC also post the agenda in the Valley Reporter. The answer was budgetary. Paul seconded and all approved.
4. **Approval of the March 11th, 2024 Minutes:**
   Michael had a question of the accuracy of the sentence "*There is some wording in state statute that states that the review for ADUs needs to be the same as for an SFR*." item 5 of the Minutes. It was suggested to edit the sentence to "*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*. Paul moved to accept the minutes with the above edit; Andrew seconded. Paul, Andrew & Michael approved and Freddie abstained. Minutes 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:**
   Discussion was continued on this subject from March meeting. The discussion was based on our Accessory Dwelling By-Law being in conformance with *24 V.S.A. § 4412(1)(E) and 24 V.S.A. § 4303 (38)*. Paul moved to remove Section 4.1(B) from the Land Use Regulations; Michael seconded. All approved.
   *Note this will be added to the Revision List and will part of the process outlined by statute to amend By-Laws

6. **Public Comments:** None
7. **Liaison Reports:** None
8. **Other Business:** The Planning Commission has a vacant seat. It was agreed to let Jason start advertising and reach out to possible applicants.
9. **Announcements:** The next PC Meeting is tentatively scheduled for May 13th, 2024 at 5:30PM.
10. **Adjourn:** Meeting adjourned at 8:05 PM