Town of Fayston, Vermont

Planning Commission Minutes

Monday September 9th, 2024

Fayston Town Office

Attendees: Planning Commission: Paul Quinlan (Chair), Freddie Graves, Langford Davidson, Andrew McNealus and Michael Duell **Zoning Administrator:** Jason Wilson **Public:** Matthew Campbell, Martha Bisbee, Sally Dwyer, Janet Saylor, Marie Saylor, Wendy Bridgewater, Ben Bridgewater, Thom McCarthy, Doug Wilson and Sam Robinson

1. Call to Order at 5:36PM
2. **Agenda Modifications:** None
3. **Approval of the July 8th, 2024 Minutes:**
   Michael moved to approve the July 8th, 2024 Minutes; Freddie seconded. All approved and the Minutes were approved.
4. **Presentation of the results of Mad River Valley Planning District's (MRVPD) Well Being Survey by Sam Robinson:**
   Sam Robinson had a PowerPoint presentation about the results of the MRVPD's Wellbeing Survey.
   Michael: Sam how and where did you advertise this survey to get participation:
   Sam: We partnered with 50-70 non-profits like to help get the word and post our fliers. We leaned heavily on Front Porch Forum and I believe we posted 1 article in the Valley Reporter.
   Michael: Not everyone uses newer forums like Front Porch Forum. It is great that you got in the Valley Reporter once.
   Sam: I think it would be good idea to try and find a way to get more articles in the Valley Reporter.
   Freddie: I would take it step further, I bet you probably didn't get any input from carpenters, electricians, plumbers or excavators. We've lost contact with that population, there and at the voting booth.
   Michael: Other than data sharing will there be any concrete actions based on this
   Sam: I would like to think so, we plan to in some fashion put in our work plan. Part of our mission is to gather this data and also hope others utilize this data also like Planning Commissions, Selectboards and other similar types of groups.
5. **Discussion on Outdoor Recreation Facilities in Article 2 and Definitions of the Land Use Regulations (LURs):**
   Paul: Next item is discussion about trail construction/use. This came up in previous meetings when trying to fix a broken link about this in the LURs. And I believe we did vote to correct it using guidelines from the State of Vermont.

Freddie: I believe we changed it to "shall"
Langford: Yes, we did use the word shall
Paul: Where do we want to start
Freddie: I move that we cancel that from last times vote, where we put "shall meet". Because we were saying at an individual's home, those rules would apply.
There was no second
Then discussion was held concerning the definitions of Outdoor Recreational Facility and Accessory Use in the LURs as they pertain to trails. Then it was clarified that in the previous meeting they did not change the verbiage about the link contained in the Tables in Article 2 as it the word shall was already there when speaking about following the guidelines provided in the old link. Although the previous guidelines spoke only about bicycle trails and the new Vermont guidelines are for multiple trail types. Then there was discussion about whether or not a permit is needed to construct trails on a person's property for their private use. It was mentioned that as the LURs are written now, yes, a permit would be needed. Several members of the public provided input about trails. Such as the VAST trails, where the VAST gets property owner permission to allow the trail through those lots and then would each property owner need to obtain a permit? Also, some residents didn't think that having a trail on their own property for their own use should require obtaining a permit? After some discussion with members of the PC and the Public there was an understanding that guidelines should be in place in the development of building trails because it is possible that what is done on one lot could affect someone else's lot. Similar to how when the Doug Wilson was talking about VAST trails and spoke about getting State permission when building bridges around streams and wetlands.

Some members of the public had some confusion about the term Outdoor Recreation Facility and how they think of a larger operation such a Bolton or Trapps.

The PC started talking about the Exemptions in Section 9.2 for development of trails for private use.

They agreed to work on this some more and to talk about the exemption, and exemption for repair and maintenance of trails. A clear definition of a trail in the LURs. Look at definition Outdoor Recreational Facility how it pertains to trails.

6. **Liaison Reports:**
    a. **Paul (MRVPD):** Sam gave his Wellness Survey presentation to the MRVPD. And they discussed how these results will help formulate the District's Agenda going forward.
    b. **Andrew (CVRPC):** The CVRPC is still working on their regional plan. There is some discussion there about if this a re-adoption or amendment.

7. **Other Business:**
   Jason mentioned the next meeting is scheduled for October 14th and that may be holiday for some. The members of the PC had no issues with meeting that evening so the PC will meet on that date. Jason also mentioned that the November meeting is scheduled for November 11th and that is Veterans Day. There was some discussion and there was agreeance on scheduling the meeting for November 18th, 2024 at the same time and place. Jason mentioned he was approached by Lisa Loomis of the Valley Reporter about receiving a link to the recording of this meeting and she also asked about sending one to Chris Wiersma of Mad River Valley TV(MRVTV). He stated that the PC rules do not mention anything about sending and posting PC Meeting recordings anywhere. Jason asked the PC if they had any issues with sending and posting these meetings on MRVTV. The Paul motioned to allow the Zoning Administrator to send the link of the PC Meeting recording for posting by MRVTV and to continue doing so if MRVTV would want to do that; Freddie seconded and all approved.
8. **Announcements:** The next PC Meeting is tentatively scheduled for October 14th, 2024 at 5:30PM.
9. **Adjourn:** Paul motioned adjourn the meeting; Langford seconded. All approved and the meeting adjourned at 7:45PM