Town of Fayston, Vermont

Planning Commission Minutes

Monday October 14th, 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

1. Call to Order at 5:32PM
2. **Agenda Modifications:** None
3. **Approval of the September 9th, 2024 Minutes:**
   Doug Wilson was left off the attendees list due to not signing in and needs to be added. Mr. Wilson was also the gentleman talking about VAST Trails on page 2. Some minor grammatical corrections need to be made. Freddie motioned to approve the 9/9/24 minutes with the above corrections; Langford seconded. All approved.
4. **Fayston Land Use Regulations Amendments: Continued Discussion on Outdoor Recreation Facilities in Article 2 and Definitions of the Land Use Regulations:**
   This is continued discussion from previous meetings. First item that was discussed this evening was about a definition of Trail in the Land Use Regulations (LURs). The LURs currently do not have a definition of Trail. There was conversation about the width of a trail and it was determined that depending on the use (snow mobiles, horse riding, e.g.) of the trail could create variables with trail width. Then it was proposed to use the same definition of trail that the State uses in 10 V.S.A. 442(3). Michael motioned to add *"Trails- means land used for hiking, walking, bicycling, cross-country skiing, snowmobiling, all-terrain vehicle riding, horseback riding, and other similar activities.* Trails may be used for recreation, transportation, and other compatible purposes." to the definitions of the LURs; Langford seconded. All approved.
   Then the discussion turned to writing an exemption for trails in Section 9.2 of the LURs. Freddie was concerned possible commercial aspects such some horse farms. So, this led to a discussion on the Required Agricultural Practices under VT Agency of Agriculture, Food and Markets and the current exemption under 9.2(A)(3) and proposed exemption. Langford motioned to add 9.2(A)(8) to the LURs that reads "The *building and maintenance of trails using standards and practices found at the Vermont Agency of Natural Resources at the following website* https://fpr.vermont.gov/recommended-trailstandards *.";* Freddie seconded. All approved.

5. **Liaison Reports:**

a. **Paul (MRVPD):** Paul missed the Last MRVPD meeting. The Waitsfield Wastewater project was discussed. They talked about a scoping study for Mad River Path. Work on a multi-purpose path near Sugarbush Access RD. Opening Day for Sugarbush is set for 11/22. The Sugarbush workforce housing project has stalled at the moment due to several issues.
b. **Andrew (CVRPC):** CVEDC was named statewide technical assistance provider for the BEGAP grant to support businesses and farms flood impacted in 2023 or 2024. If anyone is aware of farms that had physical damage from 2024 flooding, please encourage them to apply – it closes on November 15th. There was about a 4% increase in Municipal Dues. The REMC requested CVRPC put together a public works mutual aid agreement to allow communities to share assets/equipment with each other in emergencies/disasters. This agreement provides the paperwork a municipality would need to submit to FEMA for borrowing equipment from another town. Tonight is an introduction to this agreement. Discussion ensued including confirmation that this agreement is more public works focused than the current Capital Fire Mutual Aid agreement.
c. **Michael (Mad River Path):** There will be a meeting on 11/13/24 5:00 to 6:30PM at Yestermorrow. Meeting will be about long-term vision of path and a status update. There are issues with flooding/river corridor maintenance and the possible need to utilize Rte. 100 Right of Ways and Easements.

6. **Other Business:**
The Fayston Selectboard and Planning Commission received a 45 Day Advanced Notice of a proposed application to the VT Public Utility Commission for solar project on Marble Hill RD under Rule 5.106 for a Certificate of Public Good. The Fayston PC held a discussion of what this means and what role Local Zoning has in this matter. It appears that because our town has some By-Laws in the Land Use Regulations about this subject the town could submit comments about this subject especially concerning landscaping/screening standards. ZA Wilson agreed to send the information gathered on this matter to Michael for him to review. Freddie motioned "In reference to the Solar Project application on Marble Hill RD to the VT Public Utility Commission. Allow the Fayston Zoning Administrator to submit comments to the Public Utility Commission about our By-Law on Solar Projects which are covered in Section 4.19 of the Fayston Land Use Regulations"; Langford seconded. All approved.
7. **Announcements:** The next PC Meeting is tentatively scheduled for November 18th, 2024 at 5:30PM.
8. **Adjourn:** Andrew motioned adjourn the meeting; Langford seconded. All approved and the meeting adjourned at 7:09PM