Town of Fayston, Vermont

Planning Commission Minutes

Minutes

Monday March 10th, 2025

Fayston Town Office

Attendees: Planning Commission: Andrew McNealus (Vice Chair), Freddie Graves, Langford Davidson and Michael Duell **Zoning Administrator:** Jason Wilson **Public:** Sam Robinson (MRVPD), Niki Sabado (CVRPC) and Jon Fenton (Zoom)

1. Call to Order at 5:32PM
2. **Agenda Modifications:** Move the Approval of 2/10/25 minutes to after Niki Sabado's Town Plan Update informational Session.
3. **Public Comments:** None
4. **Sam Robinson of MRVPD presentation of their Annual Data Report:**
   Sam presented MRVPD's annual Data report which can be found here.
   https://mrvpd.org/annual-data-reports/

5. **Niki Sabado of CVRPC for an informational session on the prep work of the Town Plan Update:**
   Niki Sabado from the Central Vermont talked about updating the Town Plan. She talked about the timeline to update and implement the plan. She talked about the role CVRPC has in the process of updating the plan. Niki brought some handouts that the PC can utilize as tool during this process. She also mentioned the Municipal Planning Grant and how that could be helpful in this project.
   Michael is concerned that we don't appear to have a clear implementation plan for the goals and objectives listed in the Town Plan with clear milestones or metrics, nor do we appear to have a stewardship process to monitor progress towards achieving the goals and objectives that are in the Town Plan. John Fenton mentioned reducing the level of detail. He stated that there is a lot of duplicated sentiments and ideas.
6. **Approval of the February 10th, 2025 Minutes:**
   Langford motioned to approve the 2/10/25 minutes: Freddie seconded. After some conversation of whether the 2/10/25 minutes were correct, it was found that the errors were actually in the previously approved language about Section 9.4 and couldn't be changed in the approval of the minutes. Also, this was covered in other business section. There was an error in the title of item 3 where it stated October January. Andrew, Freddie and Langford voted to approve the minutes with the correction to item 3 mentioned above.

Michael abstained from the vote for approval of the February minutes because he did not believe the minutes accurately recorded our discussion, and looked forward to seeing a clarified Section 9.4 revision for review in a later meeting. The minutes were approved.

7. **Liaison Reports:**
    a. **Andrew (CVRPC):** CVRPC has spent $15k on some design work on some examples that are intended to facilitate the building of ADUs. The chapter of the regional plan that they discussed was the Energy Plan. Andrew stated that it would be better to go after the Municipal Planning Grant in the fall version.
    b. **Michael (Mad River Path):** There will be a Public Meeting to be held 3/26/25. This meeting will present some path alternatives and gather more public feedback. At this meeting updated map and scoping process will be discussed. Projected timelines and permitted activities will also be discussed.

8. **Other Business:**
    An omission was noticed in the proposed revision of Section 9.4. Jason will correct and the PC will review and make a vote on this subject at a future meeting.
    After discussion with former PC member Carol Chamberlain, Langford would like to take a closer look at Section 4.3 of the LURs.
9. **Announcements:** The next PC Meeting is tentatively scheduled for April 14th, 2025 at 5:30PM.
10. **Adjourn:** Freddie motioned adjourn the meeting; Langford seconded. All approved and the meeting adjourned at 8:14PM