Town of Fayston, Vermont

Planning Commission Minutes

Minutes

Monday June 9th, 2025

Fayston Town Office

Attendees: Planning Commission: Langford Davidson (Chair), Andrew McNealus (Vice Chair), Freddie Graves, Michael Duell and Paul Quinlan **Zoning Administrator:** Jason Wilson **Public:** Charles Whitman (Zoom)

1. **Call to Order** at 5:33PM
2. **Agenda Modifications:** None
3. **Approval of 5/12/25 Minutes :**
   Langford motioned to approve the 5/12/25 minutes; Freddie seconded. All approved.
4. **Public Comments:** None
5. **Presentation of the LUR Amendment Process by Langford Davidson:**
   Langford gave a presentation of the By-law (LUR-Land Use Regulation) Process set by State Statute. Below is a quick summary of the process.
   - **A.** List of LUR changes discussed since last revision of the LUR, has been kept by Jason along with a Red Line Version of the proposed LURs. And the PC will create a PC Report in accordance with 24 V.S.A. 4441
   - **B**. Post (warn) the proposed amendments for public hearing at least 15 days before said hearing which may be our next meeting. Also, send to neighboring Planning Commissions, Executive Director of CVRPC and VT DHCD (Department of Economic, Housing and Community Development).
   - **C**. Review with public at our July meeting
   - **D**. Incorporate any changes from the July meeting with the public. Then send to the Selectboard for their review.
   - **E**. Incorporate any changes requested by Select Board and send back to the Select Board
   - **F**. Select Board warns a Public Hearing of the proposed Amendments at least 15 days before their meeting.
   - **G**. If there are any changes, then they are sent back to the Planning Commission. If the Select Board agrees with the list, then the changes are approved, and enacted 21 days after the meeting.

6. **Fayston Land Use Amendment - Review and vote on the proposed Amendment for 4.1 Accessory Dwelling to bring in uniformity with State Statute on this matter :**
   Freddie motioned to approve the changes as written, Langford Seconded.
   Freddie, Langford and Paul voted in favor. Michael and Andrew voted against. The motion passed. Andrew thinks that this proposal could be more permissive with allowing larger sized ADUs and Michael thinks that this proposal is too permissive with the size of ADUs.

Section 4.1 Accessory Dwelling

(A) There shall be only one principal dwelling per single-family residential lot. An accessory dwelling or apartment is not permitted on any lot containing two-family or multi-family dwellings. An accessory dwelling may, however, be approved on a residential lot with one single-family dwelling, subject to the following provisions, which are also intended to meet statutory requirements pertaining to accessory dwellings included in 24 V.S.A 4412 1 (E):

(1) One accessory dwelling may be approved for a lot on which a single-family dwelling is the principal use. Accessory dwellings shall satisfy the following requirements:

a) The accessory dwelling shall be located within or appurtenant to the principal dwelling on an owner-occupied lot.

b) The accessory dwelling shall meet all setback and other dimensional requirements for the district in which it is located; or, for an existing non-complying structure, the accessory dwelling shall in no way increase the degree of noncompliance under Section 3.8.

c) ADU Size Limitations:

Square feet of Livable Floor area of Single-Family Dwelling	*4000+*	*1600-4000*	*Less than 1600*
Maximum Accessory Dwelling Size in square feet.	*30% of principle dwelling or 2000 whichever is larger.*	*2000*	*75% of principle dwelling or 900 whichever is larger.*

d) It shall be demonstrated to the Administrative Officer that adequate water supply, septic system, and off-street parking capacity exist to accommodate residents of the accessory dwelling

e) The permit for the accessory dwelling shall clearly state that the dwelling is an accessory structure to the single-family residence and shall be retained in common ownership. An accessory dwelling may only be subdivided and/or converted for sale or use as a single or multi-family dwelling if it meets all current

local and state regulations applying to such dwellings, including all density, dimensional and other requirements for the district in which it is located.

7. **Fayston Land Use Regulation Amendments- Discussion and Review of the Revisions List and Next Steps in Bylaw Amendment Process:**
    - ***A.*** Item 1 will be amended to reflect the ADU changes made earlier in this meeting.
    - ***B.*** Items 2(ADU- Conditional Use), 3 (Typo Correction),4 (Typo Correction) and 5 (Site Plan requirement) were confirmed.
    - ***C.*** Freddie motioned to remove Item 6 (Trail Standards), there was no second.
    - ***D.*** Items 7 (Trail definition), 8 (Trail Exemption), 9 (RBES/CBES requirement) 10 (Campers & Temporary Shelters) and 11 (Contiguous Land & Lot definitions) were confirmed.

Langford motioned to move forward with the Revision List as written except for the item 1 (ADUs) which will need to be amended to reflect the changes made earlier in the meeting, Freddie seconded. All Approved.

8. **Liaison Reports:**
    - **A. Andrew (CVRPC):**
        a. Last meeting included an update from the Vermont League of Cities and Towns
        b. Community Housing Infrastructure Program (CHIF) was passed by Legislature this year. It will help by allowing local authorities to issue a bond and pay for it with future tax revenues. It is smaller than a TIF.
    - **B. Michael (Mad River Path**:
        a. We finished reviewing and drafting the Corridor Study Report with VHB. It is now being reviewed by VTrans. Report should be final in mid-July.
        b. There will be a public meeting in August to present the final Study
        c. Bike and Pedestrian Grant application process is still applicable. It has not been defunded. Options for what section of the Path to initially apply for a grant are currently being reviewed.
    - **C. Paul (Mad River Planning District):**
        a. Discussed flood recovery aspects and funding
        b. 40th anniversary year of planning district
        c. Waitsfield wastewater and co-located Mad River Path was discussed.

9. **Other Business:** The PC is targeting the July 14th, 2025 PC meeting for the public hearing on the LUR amendments. There will be other items on the agenda in case there is very little

public input on the proposed changes. If there is good amount of public involvement then the agenda can modified early in that meeting.

10. **Announcements:** The next PC Meeting is tentatively scheduled for July 14th, 2025 at 5:30PM.
11. **Adjourn:** Langford motioned adjourn the meeting; Freddie seconded. All approved and the meeting adjourned at 7:39PM