Town of Fayston, Vermont

Planning Commission Minutes

Monday September 8th, 2025

Fayston Town Office

Attendees: Planning Commission: Freddie Graves, Langford Davidson (Chair), Michael Duell, Paul Quinlan **Zoning Administrator:** Jason Wilson **Public by Zoom** Laura Guyon **In-Person**: Mildred Chappel, Don Simonini, Brian Litmans, Amy Dalton, Eric Baruzzi, Wendy Bridgewater, Ben Bridgewater, Liz Bisbee, Carol Chamberlain, Claire Ewald, Karen Winchell, Sally Dwyer, Gretchen Frank, Dave Frank, Eliza Graves, Judi Gates, Ned Kelley and Paige Gaylord

1. **Call to Order** at 5:35PM by Langford Davidson
2. **Agenda Modifications:** None
3. **Approval of August 11th, 2025 Minutes:**
   Michael Requested 2 changes one at the top of page 5 during the session with Niki Sabado, he would like it to read *"So maybe there are three possible areas for Tier 1B consideration: the area around Mad River Glen, the area around Sugarbush, and the area abutting the Irasville development area. Are these the three areas that we should consider? I like the idea of asking Sugarbush if this would help them, as it seems like every time, they want to do something it triggers an Act 250 review. I think even the Magic Carpet upgrade triggered a review. This may simplify things, and it may help them with their housing crunch, because they're always looking for housing for their workers. So yes, I like the idea of considering these three areas as Tier 1B"* the second is in the Liaison Reports (Mad River Path) he would like it to read *"The Town of Warren, has supported a match for Phase 1 from Ellen Lane to Riverside Park, and now we're going and applying for the grant to the V-Trans Bike and Pedestrian program for $1.2 million. We hope the grant decisions will be made shortly. Number two, VTRANS is just about finished with reviewing our scoping report. They should have been done last week, on August 8th, and we're going to, meet on Wednesday, the 13th, to review their comments. So, that's what we're working on. And we're also still trying to work with the Waitsfield wastewater team on the pathway location, and we need to get a better idea of the costs and nuances, so we've hired Dubois and King, to do a co-location construction budget. And we're working on looking for some other grants to help build the trail. That's where we are right now, and there will be a public meeting in September, to review the comments from VTRANS to our report. We are planning on having our next public meeting in September."* Paul motioned to approve the minutes with those changes, Freddie seconded. All approved
4. **Public Comments:**

Carol – Would like to have the PC look into the definition of Lot Coverage and how it excludes the area in the Town Right of Way. This could affect someone with a two-acre parcel and if they put in for a Subdivision in a district with 1-acre minimum lot sizes.

5. **Fayston Land Use Regulations Amendments: Discussion and Review of the Revisions List and Next Steps in Bylaw Amendment Process**:

After getting input from the public over the past few meetings.
Freddie motioned that the definition of Lot should read *"Lot. (1) Land of at least sufficient size to meet minimum regulations for use, open spaces, frontage access; (2) a portion of land in a subdivision or plat that is separated from other portions by a property line (see also Contiguous Lands). Land separated by a State or Municipal Highway owned by the same person may be considered to be two lots.",* Langford seconded and all approved.

Langford motioned that the Trail Definition should read "*Trail: An improved traveled way established through construction for and not limited to hiking, walking, bicycling, cross-country skiing, snowmobiling, all-terrain vehicle riding, and horseback riding. Trails may be used for recreation, transportation, and other compatible purposes. It is recognized that there are a range of types of trails and paths from minimally developed through highly developed. A Trail may be minimally, moderately, or highly developed, while a Path is a subtype that is minimally developed. See also the definition of a Path in Section 10*.", Paul seconded and all approved.

After amending the Revision List with the two above changes Paul motioned to send the Revision List to the Selectboard, Langford seconded. Paul, Michael and Langford voted yes. Freddie voted no. Freddie was not excited about the items related to Trails. Specifically, item 6 and the use of shall. Andrew was absent. Motioned passed

6. **Liaison Reports:**
    a. **MRVPD, Paul:** No Report
    b. **CVRPC, Andrew:** No Report
    c. **Mad River Path, Michael:**
    So, you know we're working on the wastewater. Trying to co-locate the path with the wastewater project. And, we couldn't get included in the wastewater project. We're going to have to amend it, add it to it. So, we need to get a budget for it. Wednesday September 17th we're going to have a meeting to review the budget from the engineers who are actually cost estimating how much extra it would cost to build the path
    with the wastewater project. And really have a strategy forward. So right now, they're currently cost estimating the co-location.

7. **Other Business:** The PC discussed some items to put on the next meetings agenda. Follow and discuss items from last month's meeting in reference to Act 181 and come up with a work plan to begin working on the update to the Town Plan.

8. **Announcements:** Next PC meeting is tentatively scheduled for 10/20/25 at 5:30PM at the Fayston Town Offices

9. **Adjourn*:*** Langford motioned adjourn the meeting; Freddie seconded. All approved and the meeting adjourned at 7:15 PM