Town of Fayston, Vermont

Planning Commission Minutes

Monday October 20th, 2025

Fayston Town Office

Attendees: Planning Commission: Freddie Graves, Langford Davidson (Chair), Michael Duell, Paul Quinlan and Andrew McNealus (Vice Chair) **Zoning Administrator:** Jason Wilson **Public: None:**

1. **Call to Order** at 5:31PM by Langford Davidson
2. **Agenda Modifications:** None
3. **Approval of September 8th, 2025 Minutes:**
   Freddie motioned to approve the minutes from 9/8/25, Langford seconded. All approved
4. **Public Comments:** None
5. **Fayston Town Plan and Land Use Regulations Update planning session:**
   The Commission began discussing a survey for the upcoming Town Plan update. They reviewed approximately the first 30 questions from the survey conducted with the 2020 Town Plan update. After lengthy discussion they decided to work on the Survey individually and then at the next meeting review and start putting a survey together from each member's work.
   Then the Commission was in agreement that a survey needs to be put together, next is to figure out how to get this distributed and third is to find ways to encourage people to participate in the survey.

6. **Liaison Reports:**
   a. **MRVPD, Paul:** We had a meeting last Thursday. I guess the big takeaway was VTrans, and Michael probably knows this, got shot down on the $1.2 million grant, that the, Path was looking at to, get things going. And, we talked a little bit about, this… the MRVPD's work plan. Their fiscal year just ended so you know there was discussion about what they should be doing next year and there's a bit of transition, because Sam Robinson has given his notice and he's leaving, so they're looking for a new town planner. That's too bad for us, because Sam, you know, is the expert on surveys. The Municipal Planning Grant deadline is November 3rd. We will not be ready to submit so we will shoot for the Spring.
   b. **CVRPC, Andrew:** Last meeting was about someone is suing CVRPC along with ACCD over how they approved Montpelier's Town Plan. One thing we do need to be aware of is Act 121, which is the Flood Safety Act that we kind of

mentioned briefly. The state is making there are rules about river corridors and more rules around flooding that, by 2028, our town has to line up with. https://centralvtplanning.org/wp-content/uploads/2025/10/25-10-14-Meeting-Packet-1.pdf

c. **Mad River Path, Michael:**
We had a meeting with the public on October 1, where we presented the results of our study and our plans to build, mostly in the VT100 right-of-way, a multi-use path separated from the road. On the 2nd of October, there was a bike ride from Warren to Waitsfield with a state delegation. Hopefully this will help the state officials to understand the opportunity we have as well as some of our challenges. We have another meeting of the Advisory Team on October 29th.

7. **Other Business:** None

8. **Announcements:** Next PC meeting is tentatively scheduled for 11/10/25 at 5:30PM at the Fayston Town Offices

9. **Adjourn*:*** Freddie motioned adjourn the meeting; Langford seconded. All approved and the meeting adjourned at 7:53 PM