Town of Fayston, Vermont

Planning Commission Minutes

Monday January 12th, 2026

Fayston Town Office

Attendees: Planning Commission: Freddie Graves, Langford Davidson (Chair), Paul Quinlan, **Zoning Administrator:** Jason Wilson **Public:** None**:**

1. **Call to Order** at 5:35PM by Langford Davidson
2. **Agenda Modifications:** Items 5(D&F) will not be done due to attendance.
3. **Approval of December 8th, 2025 Minutes:**
   Freddie motioned to approve the minutes from 12/8/25, Paul seconded. All approved.
4. **Public Comments:** None
5. **Each Commission Member presents analysis of town plan:**
   a. **Paul Quinlan presents analysis between the 2014/2020 town plan, to establish how much is carried over:** Paul reviewed the 2020 Town Plan to the 2014 Town Plan. He even utilized AI to assist him in this comparison. There were more similarities than differences. Items like maps and some tables were the same. Also, some of the Goals and Objectives for the chapters were also similar. AI stated that the 2020 Plan seemed to have more focus on Stormwater & Flood Resilience.
   b. **Paul presents analysis of goals and objectives completion from chapter 9-Recreation:** One of the items that needed updating in this chapter is Boyce Hill. Between reviewing 2014 to 2020 Town Plan, he feels as though the survey is core about this update.
   c. **Freddie Graves presents analysis of goals and objective completion from chapters 2-History, and 6-Housing:** In reviewing these chapters she noticed references to defunct or obsolete institutions and/or materials (2017 MRV Housing Study, Mad River Housing Coalition, Rural Resource Commission, MRV Conservation Partnership). Chapter 6 may need significant Edits.
   d. **Andrew McNealus presents analysis of goals and objective completion from chapters 4-Community Profile and 5-Land Use:** None
   e. **Langford Davidson presents analysis of goals and objective completion from chapters 3-Fayston's ecology, 8- Community Facilities – Schools, Services, and Energy, 10- Fayston's Economy:** Langford had similar concerns about these chapters that Paul & Freddie had with theirs. Solar numbers will need updating.

f. **Michael Duell presents analysis of goals and objective completion from chapter 7-Transportation:** None

6. **Liaison Reports:**
    a. **MRVPD, Paul:** None
    b. **CVRPC, Andrew:** None
    c. **Mad River Path, Michael:** None
7. **Other Business:** After reviewing these chapters survey work will need to be done. Also, the the 2020 Plan should be sent to Central Vermont Regional Planning Commission for consultation about items needed in the next update. Langford motioned to allow Jason to send the Town Plan for the consultation, Freddie seconded. All approved

8. **Announcements:** Next PC meeting is tentatively scheduled for 2/9/26 at 5:30PM at the Fayston Town Offices

9. **Adjourn*:*** Langford motioned to adjourn the meeting; Freddie seconded. All approved and the meeting adjourned at 7:56 PM