Town of Fayston, Vermont

Planning Commission Minutes

Monday April 13th, 2026

Fayston Town Office

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

A. **Call to Order** at 5:36PM by Langford Davidson
B. **Agenda Modifications:** Item G may shortened or canceled depending how long previous items on Agenda run.
C. **Approval of January 12th, February 9th, and March 9th, 2026 Minutes:**
   Freddie motioned to approve the above minutes; Langford seconded. All approved.
D. **Public Comments:** None
E. **Annual Re-Organization Session:**
   Chair Person- There was some discussion of members use of Meta Glasses by a PC member. Also, there was discussion about voting for approval about any items released by the Commission. Freddie motioned to re-appoint Langford as Chair; Andrew seconded. All approved.
   Vice Chair Person- Michael stated he was interested in this position. Freddie motioned to appoint Michael as Vice Chair; Paul seconded. All approved.
   Schedule- There had been discussion that if the work load increased the PC may need to increase to two regular meetings each month. It was noticed that in Section 3.2 of the PC's Rules and Procedure it only states that there would be 1 Regular Meeting each month. Langford motioned to keep the current schedule of 2nd Monday of each month for the PC regular meeting and also to add "The Commission reserves the right to schedule more than one Regular Meeting per month based on an increased workload. The Commission will determine the schedule based on the availability of the facilities and member schedules." To Section 3.2 of the PC's Rules and Procedures; Freddie seconded. All approved
F. **Niki Sabado of Central Vermont Regional Planning Commission (CVRPC) will conduct a Town Plan Consultation.** Niki stated that she reviewed are current Town Plan. She noted that in the update that we would need a Future Land Use Map, an Environmental Justice Goal (Land Use Section), Forest Integrity Map and Energy would require a stand-alone chapter. There was some discussion with Niki about Act 181, Act 59 & River Corridors with no concrete response about these subjects. She stated she would send the Commission some materials that may help the Commission in this Town Plan Update. She also mentioned reaching out to her co-workers about some mapping projects. There could be 6-

month delay in getting some materials from CVRPC and also the final review of the update so plan we should plan accordingly.

G. **Review of current Town Plan Update status and look into initial survey Trends.** Canceled see item B

H. **Liaison Reports:**
    a. **MRVPD, Paul:** None
    b. **CVRPC, Andrew:** The CVRPC have been working on Moretown Town Plan and a lawsuit.
    c. **Mad River Path, Michael:** Mad River Path received a $600,000 Grant from the State for a bridge to cross Mill Brook near VT 100 and Dugway RD. The Path got the Implementation Coordinator funded for one year by Waitsfield and Warren and they have received interest from a lot of candidates and are currently reviewing them. The Path also met with State House. Candace White and Dare Torre helped sponsor that. Also, the path is working on the Kingsbury Greenway part of the path and this could include a bridge improvement.

I. **Other Business:** There was some discussion on whether the Commission should send a letter to the Legislature about Act 181. Paul made a motion "Should the Fayston Planning Commission send a letter to the Legislature voicing our concerns about Act 181"; Freddie seconded. Freddie was in favor of writing a letter; Andrew, Michael and Paul were not in favor of writing letter. Langford Abstained. Not writing a letter had it 3-1-1.
The Commission will work on Chapter 3; a word version of the Town Plan will be sent to all members to make edits and redlined versions can be compared and discussed at the next meeting.

J. **Announcements:** Next PC meeting is tentatively scheduled for 5/11/26 at 5:30PM at the Fayston Town Offices

K. **Adjourn*:*** Freddie motioned to adjourn the meeting; Andrew seconded. All approved and the meeting adjourned at 8:37 PM