Town of Fayston, Vermont

Planning Commission Minutes

Monday May 11th, 2026

Fayston Town Office

Attendees: Planning Commission: Freddie Graves, Langford Davidson (Chair), Paul Quinlan (Zoom), Michael Duell (Vice Chair) and Andrew McNealus **Public:** Frannie Hoag of Mad River Valley Planning (MRVPD), Wendy and Ben Bridgewater, Ky Koitzsch, Chris Ann Bauer, Lisa Beliveau

A. **Call to Order** at 5:31PM by Langford Davidson
B. **Agenda Modifications:** None
C. **Approval of Approval of the 04/13/26 Minutes:**
   Freddie motioned to approve the above minutes; Langford seconded. All approved.
D. **Public Comments:** Several members of the public attended to see what was happening with act 181 as well as to be involved with the revisions of chapter 3 of the town plan.
E. **Langford will make a 5-minute presentation on the current trends of the town Survey and possible:** Langford made a quick presentation on how the survey has been going. 78 total respondents. The survey data was shared on the screen which allowed members to have a better understanding on what trends the townspeople are looking at.
F. **Town Plan Update: Discussion and work session on Chapter 3 Ecology of the Town Plan:** Micheal, Andrew and Langford brought a proposed revision of chapter 3. Freddie had a detailed list of notes on the chapter. A substantial amount of time was taken to review each of the documents to make one master document. Frannie had some good input on process and Data. After much debate it was clear that this workflow was not going to be effective in producing document, so the conversation turned to figuring out a plan going forward. The PC agreed by a motion from Freddie and Langford seconding that going forward we would be doing a line-by-line revision of the most important chapters at the meeting live. It was also established that at the next meeting we would review each chapter and decide if it would be edited live or if one Commission Member would do a full revision and present the chapter at a meeting for review of changes and adoption to the proposed amended document.

G. **Liaison Reports:**

a. **MRVPD, Paul:** All PC members attended the last meeting so and update was not required.
b. **CVRPC, Andrew:** The CVRPC have been working on regional planning update. Micheal asked about housing targets listed in the regional plan and inquired how that data was established, a great conversation on housing target numbers as well as housing stock. Andrew also advised that on May 12th at 630pm the is a meeting to discuss the plan and encouraged people to attend.
c. **Mad River Path, Michael:** spoke about a bridge on the path at the bottom of the access road

H. Other Business:

I. Announcements: Next PC meeting is tentatively scheduled for 6/8/26 at 5:30PM at the Fayston Town Offices

J. Adjourn*:* Freddie motioned to adjourn the meeting; Langford seconded. All approved and the meeting adjourned at 8:07 PM