

MINUTES
FAYSTON PLANNING COMMISSION
JANUARY 4, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Jim Halavonich; ZA: John Weir

The meeting was called to order at 5:39 pm.

Members first discussed the Minutes of December 21, 2015. Polly had provided suggested edits via email. Jim moved to approve as amended, and Carol seconded. All were in favor and the motion passed.

Members then reviewed the latest draft of Polly's Primary Natural Resource Overlay (PNRO) district and Secondary Natural Resource Overlay (SNRO) district. Members agreed to remove "wildlife refuge" as a permitted use in both districts. John will further format the tables, including columns and the removal of "wildlife refuge."

Members then discussed doing a presentation at Town Meeting that would highlight the new Town Plan in addition to the pending revisions to the land use regulations (LURs). Members agreed that such work should also be noted in the 2015 Planning & Zoning Report for the 2015 Town Report. John will draft the report by next meeting, and will include discussion of the new Town Plan and pending revisions to the LURs. The report is due to Patti by January 15, 2016. Polly will talk to Patti about doing a brief presentation at Town Meeting. The presentation might just be a synopsis of the new Plan, including the new chapters and policies, as well as a brief summary of the revision to the land use regulations.

Members then moved on to the revisions of Section 6.3 – Subdivision Standards – Protection of Natural and Cultural Resources. Carol had yet to update the last draft after review. Carol will do so for next meeting.

Polly had found an excerpt from the Waitsfield Subdivision regulations concerning "Protection of Farmland." Carol will review the section and determine whether any similar language could be utilized in the revised Section 6.3.

Members then reviewed John's master list for pending and future LUR revisions. Polly will take a look at the list of goals and objectives left by Dave Koepele before he left the Board.

John forwarded a document from the Agency of Natural Resources concerning guidance on riparian buffer zones. John questioned whether the impending increase of all riparian setbacks to one-hundred (100) feet should include small and seasonal streams. This will be discussed at next meeting, along with finalizing Rowan's map concerning Scenic viewsheds/resources.

The next meeting of the Fayston Planning Commission is January 11, 2016.

The meeting adjourned at 6:40 p.m.