

MINUTES  
FAYSTON PLANNING COMMISSION  
JUNE 27, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Shane Mullen, Tim Jones; ZA: John Weir

The meeting was called to order at 5:31 pm.

Members first reviewed the Minutes of June 6, 2016. Polly had one suggested revision, and members agreed. Carol moved to approve the Minutes as amended, and Shane seconded. All were in favor and the motion passed.

Members then continued with the revisions to the land use regulations. Carol said that the mapping of the Natural Resources Overlay District is still on hold pending a response from Jens Hilke. Members then discussed Section 4.17 – Wind Energy Facility. Shane had done research concerning how other towns in Vermont are addressing wind energy and siting thereof. Shane noted that the town of Georgia had a maximum height for a turbine of 150 feet – measured from the base of the tower to the top of the rotor blade at its highest point. Carol inquired how such restrictions on alternative energy siting would fit into the Natural Resource Overlay district. One method would be to copy some of the Natural Resource Overlay regulations into Section 4.17 (B) (4). Members agreed to add language regarding the re-vegetation of wide access roads, as well as language pertaining to the access roads being designed to minimize erosion. In addition, language should be added requiring an erosion control plan that complies with Section 3.4 of the land use regulations.

Members then discussed Section 4.19 – Solar Energy Facility. Polly had prepared a rough draft of the revised section for Board discussion. Members agreed that language should be added concerning the need for an erosion control plan, as well as copy some of the Natural Resource Overlay regulations into Section 4.19. John will add “Wind Energy Facility” and “Solar Energy Facility” into the conditional use sections of all district tables, except for the Forest District. Members will also consider adding language stating that “residential connection of individual wind energy and solar systems to the power grid under net metering shall not be considered commercial use.” Members also need to add definitions for both “Wind Energy Facility” and “Solar Energy Facility.”

John will also draft language pertaining to the Residential Building Energy Standards and Commercial Building Energy Standards to Section 9.4 (Certificates of Occupancy).

The next meeting of the Fayston Planning Commission is July 18, 2016. For next meeting, members will continue with the land use regulations (LUR) provisions. In addition, John will update the master LUR to reflect recent finalized revisions.

The meeting adjourned at 6:51 p.m.