

MINUTES
FAYSTON PLANNING COMMISSION
SEPTEMBER 6, 2016

Members Present: Polly McMurtry, Carol Chamberlin, Fred Gilbert, Shane Mullen; ZA: John Weir

The meeting was called to order at 5:34 pm.

Members first discussed the municipal planning grant. Joshua Schwartz (Mad River Valley Planning District) had been considering filing a consortium application on behalf of all Valley towns that addressed the town plan energy requirement. However, since learning of the Regional Planning Commission's plan to seek the same grant for the central Vermont region as a whole, Joshua has decided to forego a Valley consortium application. Members still desire to reach out to the public concerning landowner education on stormwater control. Carol will discuss this with the Natural Resources Committee at their next meeting on Thursday.

Members then reviewed the Minutes of August 15, 2016. Polly, Carol and Shane suggested several revisions. Shane moved to accept the Minutes as amended, and Fred seconded. All were in favor and the motion passed.

Members next discussed the pending revisions to the land use regulations (LURs). Carol had drafted a revised paragraph on agricultural uses and structures for inclusion in the district tables (replacing existing paragraph). Members approved of the language and John will insert the paragraph into all district tables in the master LURs.

Members then proceeded to discuss Table 2.2, Subsection (D), "maximum building envelope." This tabled reference to "maximum building envelope" only appears in the table for the Soil and Water Conservation district. Members discussed building envelope in relation to "lot coverage" and what the differences were between the two. Members discussed whether this reference should be added to the other district tables. In any event, the Table 2.2, Subsection (D), "maximum building envelope" reference needs to be revised. Carol and Shane will do some research into what other towns are doing concerning maximum building envelope/lot coverage.

Concerning Section 3.4 "Stormwater and Erosion Control Measures," John will add a check box to the zoning application for applicants to attest to adhering to the recommended guidelines on such measures. Adherence to these measures can be most explored during Development Board review, but having some sort of attestation on a zoning application reviewed only administratively would be some sort of safeguard.

Also to be added to the zoning application should be some information on riparian buffers/setbacks such that the applicant would be put on notice of how those setbacks are measured. John will look into this.

John will also draft language pertaining to the Building Energy Standards in Section 9's discussion of Certificates of Occupancy.

John will finalize the draft on "determining undue adverse impact" and definitions for next meeting.

Polly proceeded to review Gail's suggested new definitions for inclusion in the LURs. Most of these have already been added by John to the master draft of revised regulations. John will further add definition for "wildlife travel corridor" from Gail's suggestions. John will add a definition for "adverse impact" from the Illustrated Book of Development Definitions, as well as a new subsection in Section 5.1 for "determining undue adverse impact" as set forth in Fletcher's Proposed Regulations.

Polly will forward finalized definitions for "solar project" and "solar screening" which reference kilowatts.

John will revise Eric Vorwald's suggested definitions for "wind energy facility" and "commercial wind energy facility" so as to include a kilowatt reference of 20kw.

The next meeting of the Fayston Planning Commission is September 19, 2016.

The meeting adjourned at 6:45.