

MINUTES  
FAYSTON PLANNING COMMISSION  
FEBRUARY 20, 2017  
**Unapproved**

Members Present: Polly McMurtry, Carol Chamberlin, Don Simonini, Shane Mullen

ZA: John Weir

Public: Jared Caldwell, Ed Read, Patti Lewis, Jon Shea, Mike Quenneville

Members first reviewed the minutes of February 6, 2017. Shane moved to approve the minutes, and Don seconded. All were in favor and the motion passed.

Discussion ensued as to the revisions to the land use regulations. The Planning Commission requested feedback from both the Selectboard and the Development Review Board. After a brief discussion of the Natural Resources Overlay District map, discussion was focused upon the increase in stream buffer setbacks from, generally, 50 to 100 feet. The main questions about the increase were why it was necessary and was the increase unduly onerous. Future erosion and water quality concerns that are the focus. The State encourages setbacks of 100 feet or more for these reasons. Members of the three boards then compared the draft regulation to those of neighboring towns as well as the model regulations of the Vermont League of Cities and Towns (VLCT). Waitsfield addresses stream setbacks by slope; Warren is a complete mandate of 100 feet; Bolton delineates by named rivers and streams; and VLCT approaches riparian setbacks via size of the associated watershed.

The meeting adjourned at 6:30 p.m.