

MINUTES  
FAYSTON PLANNING COMMISSION  
May 1, 2017  
Unapproved

Members Present: Polly McMurtry, Carol Chamberlin, Shane Mullen, Don Simonini, Doug Day, and Fred Gilbert

The meeting was called to order at 5:30 pm.

Members began with review of the pending revisions to the land use regulations (LURs). Members are working with Carol's draft that includes commentary from various people including Joshua Schwartz (Mad River Valley Planning District) and Jamey Fidell (Vermont Agency of Natural Resources).

Joshua Schwartz had suggested revising Section 4.1 – Accessory Dwellings. As it reads now, accessory dwellings are allowed as a permitted use so long as the accessory unit does not exceed 30% of the livable floor area of the principal dwelling. This seems to restrictive. Members discussed whether to make an accessory dwelling allowable to the extent that it is 100% in size of the principal dwelling. Polly will draft a revised Section 4.1 (C).

Carol will revise Section 4.3 to include language concerning more than two campers on a lot constitutes a campground.

Members suspended review of the LURs in order to approve the minutes of April 17, 2015.

Members then discussed Section 4.13 of the LURs – Temporary Structures. *Temporary Structures* needs to be defined in the definitions of the LURs.

With regard to Section 4.17 (Wind Energy Facility) and Section 4.19 (Solar Energy Facility) – Polly had asked Jared Cadwell (Fayston Selectboard) if it was okay for the town attorney to review the changes made so as to ensure the Commission has not over-stepped its authority in regulating alternative energy siting. Jared affirmed.

Members agreed that the definition of *adverse impact* in the LURs needs to be revised.

In addition, a definition of *vegetated buffer* needs to be added to the LURs.

The next meeting of the Fayston Planning Commission will be May 15, 2017 at 5:30 p.m.

The meeting adjourned at 7:12 p.m.