

MINUTES  
FAYSTON PLANNING COMMISSION  
May 7, 2018 Unapproved

Members Present: Polly McMurtry, Carol Chamberlin, Karl Klein, Don Simonini, Doug Day;  
ZA: John Weir  
Public: Eric Vorwald

The meeting was called to order at 5:32 pm.

Members first reviewed the minutes of April 2, 2018. Doug moved to accept and Don seconded. All were in favor and the motion passed.

Eric Vorwald, Senior Planner with the Central Vermont Regional Planning Commission (CVRPC), was present for the Town's municipal consultation concerning the impending Town Plan update. Eric noted that there will be at least two upcoming trainings in Montpelier. One is on affordable housing and the other on the roles and responsibilities of the Planning Commission.

Eric then presented his consultation summary. Since the 2014 Fayston Town Plan was approved, several statutory changes have been made. Eric highlighted these changes and the new information that needs to be provided. In addition, Eric noted several areas where additional information or discussion could strengthen the plan, as well the areas of the plan which are strong and should be carried over in the next update. Overall, Eric noted that Fayston's 2014 Town Plan was solid.

Eric noted that, per statutory changes, new requirements include a discussion on forest integrity, the new 8-year timeframe for plan updates and consideration for enhanced energy planning.

The Board had no local planning needs at this time.

With regard to Planning Implementation, Eric noted that members could consider a Village Center designation plan. This would encompass the part of Fayston that abuts Irasville. Furthermore, a Capital Improvements Plan should be considered to help prioritize goals and implementation strategies as part of the plan update. Eric also noted that currently there is no representative from Fayston for the CVRPC. Carol Chamberlin was the representative, but she had resigned. Karl will look into what is required to take this role on.

Eric proceeded with a summary of review of Fayston's 2014 Town Plan. Eric noted the strengths of the 2014 Town Plan included the importance of tourism to the local economy, the need for increased utilities, detail on town history, referencing of studies in support of plan goals, and a very strong recreation section.

Eric also noted the weaknesses of the 2014 Town Plan. The 2019 Town Plan should include: additional discussion on employment and unemployment trends, as well as more data on these topics;

better definition as to what “significant”, “outstanding”, and “important” mean to the community with regard to historic and natural features; more encouragement of accessory dwellings via goals, policies and objectives; more detail, including responsibility and timeframe regarding implementation should be included to help prioritize the needs of the community; clarifying duplicate and confusing information; and an appendix to siphon out some of the detailed history of the town from the meat of the plan.

Eric also noted the opportunities that exist to improve the plan and better promote statewide goals. These include: a capital improvements plan could help the Town of Fayston prioritize its future planning needs and goals; pursuing Village Center Designation as a joint effort with Waitsfield can support and focus resources, including grant funding, to Irasville which has been recognized in the plan as being valuable resources to the community as a whole; identifying and mapping future growth areas will help ensure infrastructure is available to support growth and expansion throughout the community; enhanced energy planning that meets the standards of Act 174 of 2016 could be incorporated into the future plan updates for the Town of Fayston; identifying and mapping critical transportation connections, to supplement the bicycle and pedestrian paths could help enhance and prioritize planning; and compliance with flood resiliency and forest integrity will be required for future updates (Fayston’s approved Hazard Mitigation Plan from 2017 can be referenced here).

Eric also noted that, with regard to the Housing Distribution plan, the CVRPC will be removing language pertaining to housing allocations as the numbers are not valid or achievable after the housing crisis and market changes.

Polly asked Eric about getting help with an updated town survey. Joshua Schwartz suggested using a survey at Town Meeting Day 2019. Eric said the CVRPC could help with this.

The Selectboard will be having its final deliberation on the revisions to the land use regulations on May 8, 2018. Polly, Carol and Don will attend.

The meeting adjourned at 6:42 p.m.