

**Amendments to Fayston Town Plan**  
**Planning Commission Report for Municipal Plan Amendment**  
**March 2020**

The Fayston Town Plan was last updated in 2014. The Fayston Planning Commission (PC) is now proposing amendments to the 2014 Plan in order to bring it into compliance with recent statutory requirements, as well as to update data, maps and other information within the plan and to add some new policies that reflect global changes that have happened over the last six years. These amendments address, but are not limited to, the following items:

- Updated Goals, Objectives and Strategies at the end of each chapter;
- Updated tables, figures and maps;

This report is in accordance with 24 V.S.A. § 4384(c), which states:

*(c) When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in section 4302 of this title. If the proposal would alter the designation of any land area, the report should cover the following points:*

*(1) The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

*(2) The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*

*(A) the municipal tax base; and*

*(B) the need for public facilities.*

*(3) The amount of vacant land which is:*

*(A) already subject to the proposed new designation; and*

*(B) actually available for that purpose, and the need for additional land for that purpose.*

*(4) The suitability of the area in question for the proposed purpose, after consideration of:*

*(A) appropriate alternative locations;*

*(B) alternative uses for the area under consideration; and*

*(C) the probable impact of the proposed change on other areas similarly designated.*

*(5) The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability, and existing development in the area.*

The 2014 Town Plan was confirmed by the Central Vermont Regional Planning Commission as being consistent with the Section 4302 planning goals. The current draft does not change the plan's approach to development patterns (Goal 1), as well as to the other goals. If anything, this

draft strengthens consistency with the following goals: (2) provide a strong and diverse economy; (7) encourage the efficient use of energy and the development of renewable energy resources; (8) maintain and enhance recreational opportunities; (9) encourage and strengthen agricultural and forest industries; and (14) encourage flood resilient communities. The proposed amendments do not call for substantial changes to the zoning districts or zoning map, nor do they alter the designation of any land area,