

Members Present: Greg Heyer, Richard Wimble, Mark Hunziker, Martha Varney

Public Present: Amber Soter, ZA, Amanda Holland (NRPC), Steve Cormier, Micheal Frett, Newt Garland, Paul Lavallee

6:30 PM – G. Heyer called the meeting to order.

HEARING PUBLIC NOTICE: *Notice is hereby given to the residents of the Town of Fairfax, Vermont that the Fairfax Planning Commission will hold a hearing on August 14, 2018 at 6:30pm at the Town Office, 12 Buck Hollow Road, Fairfax, VT to consider for adoption of the draft Fairfax Town Plan 2013 pursuant to Chapter 117 of Title 24, Section 4387 and 4384 of the Vermont Statutes Annotated.*

The draft Fairfax Town Plan includes eight (8) sections and one (1) appendix: Purpose; Implementation; Community Profile; Local Economy; Community Facilities, Utilities and Services; Infrastructure: Housing, Transportation, and Energy; Land Resources and the Built Environment; Compatibility with the Region and Adjacent Communities; Appendix 1–Fairfax Enhanced Energy Plan. A full text of the draft Fairfax Town Plan is on file at the Fairfax Town Clerk's Office.

According to Title 24 of the Vermont Statutes Annotated, town plans must be readopted every five years or they will expire. The current Fairfax Town Plan expires on September 3, 2018. The purpose of the hearing is to receive public comments on the adoption of the updated plan and to discuss any comments provided by the public.

The board presented a synopsis of the proposed Town Plan. Topics included and discussed were the following:

- **What is a Town Plan;** Fairfax engages in a planning process to encourage the appropriate development of land, facilities, and services located within the Town in a manner that will promote the health, safety, and general welfare of its residents. The Fairfax Town Plan provides a framework for the achievement of recognized community goals and policies, while the planning process serves to coordinate public and private actions with these goals and policies.
- Now the Town Plan is valid for 8 years and will expire in 2026
- **New Look;** This plan is split into sections and each major topic area has a series of goals, policies and actions. Goals express broad, long-range community aspirations that intend to show what the town will strive for over the life of this

plan. Policies express statements of the Town's intent with regards to specific issues or topics. Actions are intended to be "SMART"—specific, measurable, actionable, relevant and time-bound—to form a to-do list for the town and its boards and commissions. This list can be found in Section 2, the Implementation Section of this plan. Appendix 1 is the Fairfax Enhanced Energy Plan enabled per 24 V.S.A. §4352.

- There are a number of documents incorporated by reference into this plan including:
 - **Fairfax Community Data Profile**, which includes the supporting data and information about the past and present town trends in more depth that is covered in the Town Plan. This profile is incorporated by reference so that it can be separately updated and maintained.
 - **Town of Fairfax Historical Record**
 - **The 2017 Fairfax Town Survey Results**
 - These documents will be available by request and posted on the Planning Commission's section of the Town website.
- **Energy Plan;** The Energy Section of the Town Plan is a new section. The PC worked hard to ensure that our Town plans to meet State wide energy goals while continuing to protect our scenic resources.
 - Vermont planning law states that municipal plans must include an energy strategy for the community. Such a strategy is intended to promote the efficient and economic utilization of energy. With the adoption of the 2018 Town Plan, Fairfax has incorporated an "Enhanced Energy Plan" in conformance with 24 V.S.A. 4352 and provided in Appendix 4. The enhanced energy plan takes the place of other energy-related plan requirements in 24 V.S.A. 4382. The Goals, Policies and Strategies from the Enhanced Energy Plan are provided in this document and in Appendix 4.
 - The full energy plan can be found in Appendix 1 of the Town Plan.

- **Implementation;** Development Regulations and capital planning work best at implementing the goals and policies of municipal plans when they are coupled with studies and projects initiated or recommended by the Planning Commission (see inset of Non-Regulatory Implementation Actions).
 - The implementation section is a new section. This is a chart outlining major goals and objectives and timelines, priorities and responsible parties.
 - The proposed implementation section was a hand out at the meeting and can be found inside the Town Plan
- **Other Features discussed;**
 - Section 5: Today vs. Tomorrow
 - Section 6: Housing demand, 483-725 new units by 2030
 - Maps: Topography, Septic Suitability, Prime Ag, Ecological Resources, Water Resources, Working Lands, Residential Density, Existing Land Use, Future Land Use, Energy Plan Maps

P. Lavallee discussed design standards and was advised by the PC that this is a regulation topic and asked him to get on an agenda for a PC meeting if he would like to share his ideas for design standards.

The Selectboard will be holding two hearings on the Town Plan on September 17th and 24th.

Handouts available at the meeting included; The Town Plan, The Community Data Profile, The Historical Record and the Implementation schedule.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____

For the Planning Commission

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These minutes are unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.