

**CVRPC Town Plan Review Committee
MINUTES**

March 5, 2015

Town: Fayston

Reviewer: Gail Aloisio

Staff / Committee Present: Julie Potter – East Montpelier, Tim Carver – Alt. East Montpelier, Ron Krauth - Middlesex, Bill Arrand - Worcester, Dara Torre - Moretown

Town representatives: Carol Chamberlin - Fayston

Meeting Commenced at 4:15 pm

Background: The following is a review of the 2014 Fayston Town Plan under the provisions and standards of Chapter 117, Section 4350, wherein it is stated “a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted.” Conditions warranting approval include findings that the plan:

- Contains each of the required elements listed in section 4382 of Chapter 117;
- Is consistent with the required goals established in Section 4302 of Chapter 117. (“Substantial progress toward attainment” of these goals is the standard by which consistency is evaluated); and
- Is compatible with the Regional Plan and the approved plans of other municipalities in the Region.

General Comments/Notes:

The 2014 Fayston Town Plan is an update to the last plan adopted in 2008. The Plan has added two new sections per statutory requirements, which are the Economic Development Chapter and a section on Flood Resilience contained within the Chapter addressing Ecology. The new plan takes an especially close look at balancing desired development of recreation assets and residential uses with the natural resources and working lands base that makes Fayston so attractive for those development purposes. Concluding in 2011, the community conducted Ecological Mapping and Build Out Analyses with the assistance of the Vermont Agency of Natural Resources. This work has helped to characterize resources in town such as valuable forest and agricultural soils and habitat blocks and connective corridors. Fayston has been able to identify the locations, quantity, values and sensitivities of these resources, to better focus their planning efforts and elucidate avenues for balancing potentially conflicting interests for land resources.

An important issue with which Fayston is contending is its interest in protecting lands for future wood-products generation, a small base of highly productive forest soils, and continued interest in providing homes for new residents interested in enjoying the many amenities offered in town. Fayston acknowledges the value of its forest lands to meet future needs for renewable wood energy and to sustain a wood products and value added industry. Although Fayston has a great deal of un-fragmented and well-protected forest land, much of the most productive forest soils are minimal in acreage. Those located in the Rural Residential district may be particularly at risk to loss to subdivision for residential lots. Fayston will have the opportunity to explore this or other forest stewardship issues in greater detail in partnership with CVRPC.

Highlights include planning for home based businesses, water quality and energy alternatives. The plan recognizes the increasing importance of home based businesses, and has set out an objective to review and ensure that local LUR’s allow for these uses while balancing environmental quality and impacts to neighbors. The Town has also recognized that roadway drainage is a major contributor to water quality degradation and has set goals to design roads to disperse stormwater runoff. Lastly, Fayston joined the PACE Program to allow homeowners to finance efficiency upgrades as of 2014. Fayston has also assembled a suite

of policies providing options for renewable energy generation in town, including allowing individual wind and solar installations, protecting forest base for wood fuel resources, and residential scale hydro generation. Passive solar design is also to be encouraged for new construction.

Staff Conclusion(s): The 2014 Fayston Town Plan contains the essential elements of a municipal plan and makes progress towards attainment of the Vermont's statutory planning goals. Therefore, staff urges the Town Plan Review Committee to recommend "regional approval" of the Plan under the standards of Ch. 117, before the full Commission.

Committee Discussion:

Carol Chamberlin described the process by which Fayston developed its 2014 plan, including the online survey that was used to gather feedback from community members. The survey received a 30% response rate. Carol noted that some households would have liked to submit multiple surveys, as opinions differed within the household.

Bill Arrand of Worcester also observed that workforce housing is an issue that Fayston should address more closely in the next plan.

The Committee discussed that Fayston has developed a suite of goals and strategies that are well defined and ambitious, but within the means of what the local boards and budget can accomplish over the next five years.

Committee Conclusions:

The Town Plan Review Committee concluded that the Fayston Town Plan contains the 12 statutorily required elements, is making substantial progress toward achieving Vermont's State Planning Goals and is compatible with other plans in the region and the Regional Plan.

Julie Potter made a motion to recommend that the Full Commission approve Fayston's 2014 Town Plan. The motion was seconded by Ron Krauth and all four voting Committee members voted in favor of the motion.

Meeting Concluded at 4:50

Summary of MUNICIPAL PLAN REQUIREMENTS (under 24 V.S.A., Chapter 117, Subchapter 5)

A Required Plan Elements/Maps [§4382(a)] Each of the elements are required in some form for all municipal plans:	Map	Pages	Comments, notes, suggestions
1. Statement of municipal policies, objectives, programs to guide growth and development		End of each chapter	Each chapter of the plan is concluded with detailed Goals and Objectives stating the policies and strategies that Fayston will pursue.
2. Land use plan (and map) showing proposed land use areas/districts	Yes	5-68-82	Chapter 5 describes the seven land use areas in town in terms of recent patterns of development and the uses that have established themselves there. The proposed nature of future development in each district is described and the districts are depicted on a map.
3. Transportation plan (and map) showing needed/proposed improvements	Yes	7-97-111	The plan profiles existing transportation facilities and conditions, and discusses interest in alternative transportation and maintaining the rural character of Fayston's local roads. Current and future impacts from ski resort traffic are addressed. A map depicts the roadway classes present in town, bridges and culvert locations and the town garage.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage		8-114-129	Chapter 8 describes utilities and facilities. Fayston has no public water or wastewater system, but is in communication about the feasibility of a system in Waitsfield that would serve Fayston as well. These facilities may also be needed to support future high density development in the Resort District. Fayston is part of the Mad River Resource Management Alliance. The Moretown Landfill has closed, and the communities that were reliant on it and have developed a Five Town Solid Waste Alliance Management Plan. Health care is available at the Mad River Valley Health Center, and this facility has been able to grow steadily with the needs of the community. Stormwater infrastructure is addressed in the Ecology Chapter under water quality issues.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	Yes	8-114-116, 129	A subsection of the Community Facilities Chapter describes school facilities, the administrative structure, costs per pupil and adult education options for residents. The location of the school in town is depicted on the Fayston Road Network Map on p. 7-99.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources		2-14-21	The History and Historic Resources section describes that there are 39 structures in Fayston on the National Historic Register, and the fact that those properties are protected (restricted) only when involved in State or Federal programs. The Historic and Agricultural Resources section also describes 10 specific historic buildings or sites, plus the 3 historic schoolhouses that remain. Policies to preserve these features include encouraging protection through the

			<p>site plan and subdivision review process and by encouraging Fayston's appropriate municipal panels to protect them during deliberations.</p> <p>The Fayston's Ecology section of the plan goes into great detail characterizing and inventorying natural and ecological features of the town. This includes descriptions of geology, soils, important types of wildlife habitat, connecting habitats, natural communities diversity, and surface & groundwater resources. Most of these features are also identified on maps contained in the chapter.</p> <p>Policies to preserve the identified natural features include prohibiting land development on slopes of 25% or greater, ensuring subdivision regulations minimized development & fragmentation of certain identified lands, informing landowners about the use of hunting as a wildlife management tool, pursuing permanent conservation through purchase of lands by the municipality, and preventing development within 100 feet of any corridor affecting the Mad River Watershed.</p>
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		8-118-124,129	<p>The Energy section of the Community Facilities Chapter profiles consumption of traditional energy resources and describes the renewable energy resources available in town. The Town has set up strategies to allow individual homeowners various options for improving energy efficiency and utilizing renewable resources.</p>
8. Housing element , including program for addressing affordable housing needs	Yes	6-86-96	<p>This Chapter quantifies housing stock, describing that about half is in full-time residential use and the other half in vacation or rental units. Addition of units as well as change in costs since 2007 is also discussed. A map depicts locations of added units since 2009, and existing residences. Between 2000 and 2010, Fayston added 213 residents and 16 year round housing units. The Plan discusses factors affecting the likely or unlikely growth of housing development in Fayston, such as higher land prices and opposition to new housing development.</p> <p>Although monthly housing costs and opinions about affordability of one's own housing are given, the plan does not include a measurement of the resident's ability to afford housing. Such an analysis involves comparing monthly income to the proportion of that income paid for housing. Such a measurement should be included in the next Fayston Town Plan and may be available in the MRV Housing Needs Study or from the MRV Housing Coalition.</p> <p>This affordability analysis will help to reveal any hardship that low-wage workers living in Fayston may experience affording housing. Another important consideration in the picture of affordable housing in Fayston is the length and cost of commute for low-wage workers that do not live in Fayston. The Economy Chapter makes it clear that many workers in Fayston are employed in the leisure and hospitality industry and earn low wages. Clarifying the existence of hardships in housing or commuting affordability will help to ensure</p>

			<p>Fayston is working towards fair living opportunities and a secure workforce for the leisure and hospitality industry.</p> <p>Chapter 6 identifies areas appropriate for higher density as well as affordable housing development. Namely, these areas are Rt. 17, German Flats Rd., and the ski base areas. The plan recognizes and also adopts various strategies for meeting housing needs. These include seeking funding to analyze designating a growth center or consideration of reduced development fees for affordable housing. It is important, however, for further detail to be included on the ability of residents and workers to afford housing in order to determine which housing strategies are most helpful in Fayston.</p>
9. Implementation program for the plan's objectives		End of each chapter	Each chapter concludes with a listing of Goals and Objectives stating how the community intends to implement its vision. Specific strategies relate to actions the municipality will take, and how it may partner with other entities to accomplish mutual goals.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		Through-out plan	This is addressed in each section of the plan, in relation to issues such as development in Irasville, the Mad River Industrial Park, watershed issues and interests of other communities in developing value added agriculture and forestry. The community is able to maintain compatible planning strategies through collaboration with the communities in the Mad River Planning District.
11. Economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects and programs necessary to foster economic growth. (effective date of July 1, 2012)		10-144-159	Chapter 10 delineates the high employment and income status of residents of Fayston, many of whom are employed in the professional services sector. Fayston also has twice the state rate of self-employed and telecommuting residents working from home. The tourism sector drives the economy in Fayston but also creates challenges as a low-wage sector. Fayston envisions future economic growth to center geographically around established hubs such as Irasville/Rt. 17, Mad River Industrial Park and the ski resort base areas. Fayston will review LURs to ensure viability of home-based businesses is balanced with potential impacts. Fayston also desires a scale of development that will be preserve rural character and other natural features such as ridgelines and water quality, and will be reviewing specific LUR guidelines for the DRB.
12. Flood resilience plan that identifies flood hazard and fluvial erosion hazard areas and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and recommends policies and strategies to protect the areas identified and designated and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. (effective date of July 1, 2014)	Yes	3-48-52	Flood resilience is addressed in a sub-section of the Ecology chapter. Fluvial erosion hazards are presented in a map. Fayston's flood hazard regulations prohibit new structures in the SFHA and limit development to non-substantial improvements, infrastructure improvements, outdoor recreation, agriculture and forestry. Fayston has protections for its upland forests via the Forest & Soil & Water Conservation Districts and also limits development within riparian buffers.

B. Inventories, Studies, Analyses [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends	Map	Pages	Comments, notes, suggestions
1. Population characteristics and distribution, including income and employment		4-59-63	Ch. 4 Community Profile: Population growth and the ACCD 2020 projection, changes in age profile, as well as income status and migration characteristics are profiled. Pop. growth has been very high between 1990-2010 and is expected to continue growing, but at about half the rate (200 people 2010-2020).
2. Existing & projected housing needs by type, amount, loc.		6-86-95	The plan inventories existing housing stock by units, type, and residency status full vs. vaction/rental. Projections from the CVRPC Housing Distribution Plan are included.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		8-116	The Mad River Valley Economic Study has provided relevant data, including projections to help determine school enrollment.
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:	Map	Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process			Fayston maintains a Planning Commission, Development Review Board and staff Zoning Administrator.
2. Citizen participation at all levels of the planning process			The Plan was developed with reliance on the results of a Town Survey conducted in 2012. The response rate was about 30% and surveyed both full time and part time residents.
3. Consideration of use of resources, consequences of growth to region and state			This is addressed throughout the plan. The impacts of ski resort development, ridgeline development and watershed contributions to the Mad River are of note.
4. Working creatively with other municipalities to develop, implement plans;			Fayston works with the Mad River Valley Planning District towns of Waitsfield & Warren to pool resources for planning analyses and to share capacity to implement plans, such as through grant writing.
D. Consistency with Specific State Goals [§4302] Plans must make substantial progress towards attainment of the following goals: (*or explain why goal is not applicable):	Map	Pages	Comments, notes, suggestions
1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:			

<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways</p>		<p>The most dense (multi-unit) residential development is proposed to be concentrated in the Resort Development District, clustered around existing concentrated development. Moderate or high density development is allowed along Rt. 17 and German Flats Road under PRD or PUD in the Recreation District. Otherwise, development along roads is intended to be low-density residential development in the Rural Residential District. Appropriately sited moderate or high density developments are allowed through a PRD in the RR District.</p>
<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>Fayston designates the Industrial District and Irasville Commercial District for all non-resort oriented economic development. Other desired economic development is tied to land conservation such as tourism, vacation housing market or working lands. Economic growth associated with the ski resorts is limited to the Resort & Recreation Districts and commercial development outside of these areas is discouraged.</p>
<p>(iii) Reinforcing the character and planned growth patterns with public investments, including infrastructure</p>		<p>Fayston's LUR's ensure that large scale developments and subdivisions do not significantly diminish highway safety or level of service. The plan also suggests consideration of phasing plans for large developments and subdivisions. Fayston maintains a capital improvements program to track needs and coordinate them with land use planning.</p>
<p>2. Provide a strong and diverse economy</p>		<p>The Plan characterizes economic activity in Fayston well, outlining the nature and sectors of important employment in Town as well as the geographic location of economic activity. Unemployment is generally not an issue in Fayston, however the Plan points out the challenges created by high rates of employment in the tourism/outdoor recreation sector, where wages are generally low. This creates special challenges for Fayston regarding workforce housing. Fayston has identified both the sectors and geographic locations which residents envision and desire for future economic growth. The plan recognizes the increasing importance of home based businesses, and has set out an objective to review and ensure that local LUR's allow for these uses while balancing environmental quality and impacts to neighbors.</p> <p>Achieving economically viable acreages of quality forestland appears to be threatened currently in Fayston by development pressure from residential lots, which stand to cause fragmentation at currently allowed lot size and configuration. It may be necessary to consult further with forestry experts to better understand the necessity of protecting the limited quality forest soils in Fayston. Identifying ownership patterns, further characterizing development pressure and determining management plans is especially important for these areas. Support and development of collaborative relationships with these particular landowners is also very important.</p> <p>Fayston also seeks to continue growth in the outdoor recreation industry. The</p>

			Plan outlines goals to continue partnerships with neighboring communities and the ski resorts that will allow all to pursue new facilities while preserving the scenic, cultural and ecologic assets that draw tourists as well.
3. Broaden access to educational and vocational training opportunities			Educational opportunities are available for children at Fayston Elementary School and Harwood Union High School in Duxbury. Adults have various options outside of Fayston, including nearby colleges and Central Vermont Basic Education in Waterbury. The School Board acts as the Town's liaison to the State Dept. of Education, and the community would like to promote the use of Fayston's school facilities for broader community uses beyond its educational function.
4. Provide for safe, convenient, economic, and energy efficient transportation systems			Fayston maintains a policy not to take on new roads for public maintenance. New roads are therefore the responsibility of private landowners or organizations. This provides cost savings for the municipality and may help to control other general transportation costs associated with dispersed development. Fayston also supports alternative transportation by calling for bike & pedestrian facilities to be added to Route 17 and identifying locations suitable for establishment of formal Park & Ride lots.
5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including			
(i) Significant natural and fragile areas			<p>The Fayston's Ecology section of the plan goes into great detail characterizing and inventorying natural and ecological features of the town. This includes descriptions of geology, soils, important types of wildlife habitat, connecting habitats, natural communities diversity, and surface & groundwater resources. Most of these features are also identified on maps contained in the chapter. These features were characterized through multiple conservation planning projects undertaken in the Mad River Valley including the Waitsfield and Fayston Natural Heritage Inventory 2007, the Forests, Wildlife & Communities Project and an Ecological Mapping and Build-Out Project. These projects involved partnerships with state and federal agencies</p> <p>Policies to preserve the identified natural features include prohibiting land development on slopes of 25% or greater, ensuring subdivision regulations minimized development & fragmentation of certain identified lands, informing landowners about the use of hunting as a wildlife management tool, pursuing permanent conservation through purchase of lands by the municipality, and preventing development within 100 feet of any corridor affecting the Mad River Watershed.</p>

(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands			<p>Fayston allows minimal development in headwaters areas of town via the Forest and Soil & Water Conservation Districts. The Town has also recognized that roadway drainage is a major contributor to water quality degradation and has set goals to design roads to disperse stormwater runoff. They also maintain restrictions on building within riparian buffers and acknowledge the importance of reviewing proposed site development for stormwater runoff impacts.</p>
(iii) Significant scenic roads, waterways, and views			<p>The plan identifies particular areas that are considered of especial scenic value. Although development is already limited in some ways in these areas, the plan still expresses concern for the future preservation of these scenic resources. Namely, the rural residential development that the scenery attracts is also its main threat. The plan suggests adopting standards that include techniques like minimal removal of buffer zones, landscaping and locating new structures at field edges or in wooded areas. Other helpful strategies are encouraged but it is also unclear if a scenic resources assessment has been conducted or would be helpful in identifying the most effective protection strategies. The ridgeline scenery has been afforded a significant amount of protection through development restriction in the Forest District.</p>
(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas			<p>Policies to preserve these features include encouraging protection through the site plan and subdivision review process and by encouraging Fayston's appropriate municipal panels to protect them during deliberations.</p>
6. Maintain and improve the quality of air, water, wildlife and land resources			<p>Fayston has extensively inventoried its water, wildlife and land resources, as well as identifying their various values and vulnerabilities. This has given the community the ability to recognize and plan for both threats and opportunities that will maintain and improve environmental resources. They have set goals not to fragment wildlife habitat or land resources through careful subdivision design and have incorporated riparian buffers and roadway maintenance policies to protect water quality, among other strategies.</p>
7. Encourage the efficient use of energy and the development of renewable energy resources			<p>Fayston joined the PACE Program to allow homeowners to finance efficiency upgrades as of 2014. Fayston has also assemble a suite of policies providing options for renewable energy generation in town, including allowing individual wind and solar installations, protecting forest base for wood fuel resources, and residential scale hydro generation. Passive solar design is also to be encouraged for new construction.</p>
8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and protecting public access to noncommercial outdoor recreational opportunities, where applicable			<p>In addition to the many excellent commercial recreation opportunities available, Fayston is also planning for non-commercial publicly-accessible activities such as hiking, fishing, hunting and access to sports fields and other facilities through the Mad River Valley Recreation District. The Town evaluates impacts of development proposals on continuity of trail networks as well as other recreation goals established by the community and its neighbors.</p>

9. Encourage and strengthen agricultural and forest industries, including:				<i>This is Class I specific upgra</i>
(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density			Fayston maintains a Forest and a Soil and Water Conservation District. Unfortunately, soils with moderate to very high forestry productivity potential are very limited in Fayston (9% of land). These pockets of productive soils appear to be evenly distributed between the Forest/Soil & Water District and the Rural Residential District. Special protections of these highly valuable areas may be warranted inside the Rural Residential District, given development pressures for residential lots.	
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			Fayston currently allows forest products processing and storage as a conditional use in the Forest, S&W Conservation and RR Districts. When enacting provisions to protect environmental quality, scenic resources and minimize impacts to neighboring properties, ensuring that they do not inadvertently restrict the viability of manufacture and marketing will continue to support the ag and forest industries.	
(iii) encouraging sound forest and agricultural practices			Fayston sets forth goals in the Ecology, Land Use and Economy sections to promote sustainable silviculture practices.	
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			Fayston has limited development in the Forest District and Soil and Water Conservation District in part because provision of municipal services to those areas is expensive. These areas contain some of Fayston's important agricultural and forest land. Fayston maintains a policy not to accept new roads for public maintenance. Therefore the town will have more influence over development of ag & forest lands through policies such as subdivision.	
10. Provide for the wise and efficient use of natural resources, facilitate the appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities			Fayston requires restoration of extraction sites upon completion, has set an objective to prohibit land development on slopes of 25% or greater and prohibits development within 100 feet of wetlands or waterways.	
11. Ensure the availability of safe and affordable housing, including:				
(i) Encouraging housing to meet the needs of a diversity of social and income groups in the community, particularly for citizens of low and moderate income.			The plan includes a number of effective strategies but should also go into greater detail about the existence or lack of hardship of hospitality sector employees to afford housing or their commute. Fayston should be able to determine this readily through the MRVPD or MRV Housing Coaliton. As mentioned above, determining the proportion of income spent on housing or a commute necessitated by lack of affordable housing will help to clarify the urgency of need for Fayston's low-wage workforce.	

(ii) Ensuring that new and rehabilitated housing is safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.			The plan acknowledges that affordable workforce housing should be located in proximity to jobs, and services such as banking, food and medical facilities. Pursuing development of a growth center in proximity to Waitsfield's growth center could ensure that affordable housing can be built with access to services.
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.			The plan includes an objective to develop incentives for subdividing landowners to include one or more small lots that are more affordable alongside market rate lots.
(iv) Allowing accessory apartments within or attached to single family residences.			The Housing Chapter notes that about a quarter of residents would consider providing an accessory apartment. The plan does not specify any other measures to promote availability of accessory apartments.
12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, & solid waste)			Each of these services is provided in Fayston, although the community does not have public water or wastewater facilities. Fayston has elected not to allow residential development in the Forest District and limit density in the Soil & Water Conservation District to minimize costs of providing emergency services to those outlying areas. The Town will also require that new development provide fire protection facilities to support the service of the town.
13. Ensure the availability of safe and affordable child care			Home occupation childcare is permitted by right in Fayston. Day care centers serving more than six children are also permitted as conditional uses in the Rural Residential and Recreation districts.
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:	Map	Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans			Discussion of planning issues with neighboring towns is discussed throughout the plan. Current and desired development patterns are currently compatible with neighboring towns and it likely that compatible development will continue to be achieved through the collaboration of the Mad River Valley Planning District.
2. Compatible with the Regional Plan			The greatest potential for conflict between development goals in Fayston and development goals of the region is in the desired development of the ski resorts. However, via collaboration with the MRVPD, the various entities involved are able to stay in close coordination regarding planning and development interests. Development proposed throughout Fayston appears to be compatible with the regional vision for development. Specific discussion of issues relating to housing distribution is below.

CVRPC Regional Housing Distribution Plan elements	Plan
<p>The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.</p>	
<p>Town Plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.</p>	<p>Map 9 on page 6-88 indicates Potential Growth Areas that are preferred for future housing development. The Plan nor Map 9 address how many new units these areas have the capacity to accommodate. Conducting a build-out analysis in the future would help Fayston gain a better understanding of the capacity of their preferred areas for housing. A build-out analysis is especially important for the evaluation of potential growth center locations.</p>
<p>Town Plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.</p>	<p>Map 9 on page 6-88 depicts locations and number of housing units added since the 2008 Town Plan.</p>
<p>Towns and cities are required to demonstrate the community's intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution plan when approving a municipal plan.</p>	<p>The Plan explains that attaining Fayston's demand numbers is a challenge because land is actually more costly in Fayston than Washington county's population centers, and therefore the market to add new housing moves more slowly.</p> <p>The numbers for new year round housing units may need to be corrected. They disagree with the count in the Future Land Use segment, which cites 145 new year-round housing units added during the same time frame, 2000-2010. An addition of 145 new units is more in line with a population growth of 213 (which matches pop. growth in the Community Profile).</p>
<p>CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers and suggest programs of local actions to address those barriers to housing. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.</p>	<p>see above</p>