

**Town of Fairfield
Zoning Board & Planning Commission**

**Minutes
Monday, February 1st, 2016**

8:00pm

Opening of the regular meeting
Introductions

New Business

Jeff Guyette- Permit amendment

Jeff has a 25+/- acres parcel on St. Pierre Road and was previously approved a building permit for a single family residence. At the time of application the request to create a single lot subdivision was not included with the municipal permit. Jeff had acquired the proper waste water permit for the parcel and including for the lot subdivision.

Abutters of the parcel were notified of the intent to amend the permit, Mark White contacted Zoning Administrator Alisha LaRocque with concerns of over development of that area. The Concerns were addressed at the arrival of Mr. Guyette. Also in attendance for this portion of the meeting to address similar concerns were Mark Howrigan and Karen Dukas. At this time the board requested Mr. Guyette reveal the final intent of the parcel. To which he addressed plans to subdivide the parcel into a total of 4 lots (this includes the one being requested).

The design submitted included the use of level 4 road being created and the required 200' of road frontage being on the newly created road.

Melissa Manson immediately addressed this as problematic and not within compliance of the zoning bylaws of Fairfield. Although that area is designated for development, the road frontage requirement is still a must have. Discussion of mitigation of developable road frontage. Being that it is required to be found on a Town Maintained road. (maintained by the town during all seasons)

The Subdivision would require each new parcel to have 200' of road frontage, deeded to each, for observation later that the area mitigated would not be able to be developed. This type of mitigation of road frontage is allowable when the parcel is continues to the dividing parcels. Mr. Guyette agreed to work with his design to meet this requirement. Karen Dukas and Mark Howrigan questioned what the

visibility of the new houses would be for them, Mr. Guyette stated that they would not be visible from the road as he intends to set them further back into the parcel. Questions arose in regards to the parcel across the street that he currently owns of around 70 acres +/- . He said that he also intend to subdivide this parcel. He stated 8 new houses to that parcel, again the board quickly addressed this as problematic, and addressed the 200' of required road frontage needing to be included for each parcel. Karen and Mark both addressed a concern with such a large number of houses. Although the lot sizes for each parcel would be favorable the number of new houses in the same area were discerning to them both. Mr. Guyette stated this to be "over a few years" and "not all at once".

Alisha LaRocque explained the process for Subdivisions, when 3 or more lots are created, a plat preview hearing, a final plat review, with abutters present must commence before the request for further development. As of now the 25 +/- acre parcel is being requested to become two parcels. Which is exempt from the process, the request for one more lot will require such a process.

The question of filing for the subdivision for the one original lot of 25 +/- and then later the second lot 70 +/- acres. Since the lots are separate from each other with different tax id and parcel id numbers this is allowable.

The board advised Jeff that 8 units will be difficult to achieve with the amount of require road frontage.

Albert Tetreault motioned to approve the permit amendment to allow "lot 3" (as labeled on the map) of 5.66 acres to be divided from "lot 4" (as labeled on the map) remaining 18.5 acres for the use of a single family residence. Under the condition that "lot 3's deed" include the mitigation of 200' of its 599.4' of town maintained road frontage, to be assigned to later development when Mr. Guyette plans to subdivide the remaining parcel. Aaron Forbes Seconded this vote. All in favor. Motion passed as presented.

Board noted that Future development will require the full subdivision process and abutters notification.

Mr. Guyette, Mark Howrigan, Karen Dukas exited to meeting.

Albert Tetreault

Submitting Map for single lot subdivision/boundary line for the house from the farm on South Road in Fairfield Village center. Map meets all lot size requirements for Village Center. New Lot Size for the Tetreault farm house to be .5 acres. Remaining barn and land to be separate from house in the event of sale.

Albert abstained from voting

Jerry Yates Motioned to approve the single lot subdivision.
Arron Forbes Seconded. All others in Favor.

Zoning Discussions

Variances: process discussion

Zoning Administrator Alisha LaRocque Addressed the need for simple variances for small building permits that were that were issued prior to site visits to check setbacks practice. Board would continue to oversee variances for abutter setbacks, however granted ZA approval to approve small variances with road setbacks, ie wood sheds short of 70' because of rock ledge at set back location or other such interferences.

Certificate of Compliance/Occupancy discussion

ZA informed the board of the success of the Certificates of Compliance, and the simple variance approval will allow for a better turnaround time on the certificates being issued. Certificate of Occupancy is less intrusive as some towns, but still effective at insuring compliance with regulations.

Other Business

Review and Approval of minutes

November 2015 minutes approved as submitted

Public Comment

Karen and Mark both inquired as to if they would be notified in the future of the purposed subdivision, ZA assured them of notification prior to any and all proceedings in regards to any and all parcels they abutt to.