

Town of Fairfield
Planning Commission
And
Zoning Board of Adjustment

Minutes

Monday June 1st, 2015

8pm

In Attendance:

Henry Magnon, Albert Tetreault, Jerry Yates, Melissa Manson, James Gregoire, Aaron Forbes, Alisha LaRocque, arrived later (8:30pm) Cathy and Rusty Branon

Open Meeting

Introductions

Address Changes to the agenda

Approval of minutes: Jerry Motioned to Approve minutes for 5/4/15 , James Seconded. Board Voted:
ALL IN FAVOR.

Branon Subdivision: Melissa Signed Copy of the Findings of Fact from the May 4th 2015 Public hearing/
Plat Preview. Fees for Final Plat Review (finalizing the Subdivision) set by board at the standard \$260.00
And the \$15.00 recording fee for the mylar map to be included, Total fees due of \$275.00

Board requires payment before approval, payment is expected so James Motioned Approval to be
contingent on payment of the \$275.00 (James Motioned) Henry Seconded this motion, board voted ALL
IN FAVOR.

Zoning Administrator to send notice of Payment due to all Branon parties of the subdivision. Include
these minutes.

Yandow- Single Family Res: 3bedroom single family resident, on 3.2 acres, on RT 36 in Fairfield.

All state required permits are in. This is one of the lots on Mable Drive, off of RT 36.

James Motioned to approve the building permit to Yandow Construction, Henry Seconded this motion,
board voted: ALL IN FAVOR.

Review New Business

Alesha White Mylar Map: Approved by board. MAP SLIDE 174A

Rusty Branon- Right of way

Rusty and Cathy Branon arrived at 8:30pm to discuss development on their land on Barry road. The land trust has delegated 12 acres for this purpose (out of 108). At this time the inlet of the area delegated to this purpose is in primary use, with sap lines, and is ridged in terrain, making the area less than suitable for clearing a drive. Rusty is asking for a direction in the regulations and bylaws that would allow him to get to his designated development area without using the assigned area. Discussion of RIGHT OF WAYS.

James Motions to the Board for approval with “specific 200 ft of road frontage mitigated from adjacent or abutting property, and submit single lot subdivision plan (map) to grant right of way”, Albert Second, board voted ALL IN FAVOR

E.C Judgment- Court Judgment has been issued to the Zoning Office in regards to Pearsal permit which was declined for approval in May of 2014. The Judgment Grants the approval of the permit HOWEVER the board addresses the Towns required 200 sq ft of road frontage to develop and question as to how the sq ft would be met without taking it from abutting property (With different owners then the applicant) a referral to a lawyer was made, waiting to hear from the lawyer for direction.

Cert. of Compliance/Occupancy fees:

At May 4th meeting requested we seek approval from the select board for the certificate of Occupancy and the fee for that as well as the certificate of compliance. Alisha met with them at the 5/11 meeting, select board requested information from neighboring municipalities and what they charge for these fees.

Information was presented at the 5.26.15 meeting and APPROVED: Certificate of Occupancy to be \$50.00 with the Certificate of Compliance (major) \$50.00, Certificate of Compliance (general) \$15.00

Meeting Adjourned