

Town of Fairfield  
Planning Commission  
Zoning Board of Adjustment  
Minutes  
November 7<sup>th</sup> 2016

8pm Meeting opened  
Introductions

No changes to agenda

Guyette Subdivision- J.H Stuart present on behave of Jeff Guyette.

Public comment: Inquired about the “pre existing” road and whether or not it had ANR approval.

Concern for the wet lands delineation and VT DEC wet lands dept approval were raised by the ZA Alisha Larocque. New Maps were viewed by the board showing delineations.

Mr. Stuart reported that the delineations were completed and appeared to satisfactory. Alisha suggested to the board adding a condition to be meet before approving the Plat Preview that VT DEC Wet Lands send a letter of approval of the project before the subdivision could move forward. She voiced concerns with the amendments to the waste water permit that may need more attention from DEC Wet Lands and said the letter would serve the Town as evidence that the project meets state and local requirements. The board agreed and Albert motioned to approve the Plat Preview for the Guyette subdivision with the condition that a letter of approval be submitted, stating that the subdivision, waster water systems and all aspects of the project be in compliance with state and local wet lands regulations. Aaron seconded this motion. All in Favor.

Anthony Reed; requesting a building permit for a single family dwelling on Talcott Road, with a garage. Aaron motioned to approve, Albert seconded. All in favor.

Richard and Mariah Cady; Single family dwelling on whites camp road on Fairfield Pond. This lot meets the lot size requirements for the district, and the area that the house would be sited sits on the side of the whites camp road that is away from the water. It is over 250 feet from the mean water level, there for exempt from Shore Land regulations. The Cady’s had been working on the road and making improvements with the neighboring land owners. The well location would no interfere in the developing lot next door which was questioned by the abutting land owners who have yet to start the improvements to their lot and want to be sure it would not hinder their rights to build. The board discussed the lack of required road frontage on a town maintained road, but also the granted power by the zoning bylaws to approve conditional use permits in this district. Since the requested permit fit all other requirements the board would consider approval as conditional use, with approval of year round residency. The board has been dealing with reported year round residence on the pond for some time and understands the importance of limiting the conditional use permits that allow year round residency as some lots would simply not accommodate to such use. They made it clear that this one meets the standards, size (1 acre), location (not directly on the water, though that would not necessarily dismiss a

request) being further than 250 feet from the mean water level. There for having less of an impact on the pond.

Albert motioned to approve the single family residence with a conditional use permit that would permit year round residency. Melissa seconded this motion. All in favor.

Some discussion about the stance on Swanton Wind, board decided to let select board decided to intervene or not.

Zoning Administrator Alisha spoke on the matters of Violations and Fees. Adding a part to the bylaws that clarifies if a matter can be ticketed or not and what the process is needs to be done first before tickets can be issued by the Zoning office. Will seek RPC assistance in this. Fee schedule should be revised to reflect the times, and the cost to the zoning office.

Approval of minutes. Aaron motioned to approve previous minutes, Albert seconded. All in favor.

Board discussed the futurist goal of eliminating the 200 ft of required road frontage and said it would be best to go before the select board before inquiring further.

Meeting adjourned