

Town of Fairfield Planning Commission and Zoning Board of Adjustment

Minutes

May 4th 2015

In Attendance: Alisha LaRocque (ZA) Board members: Henry Magnon, Jerry Yates, Melissa Manson, Albert Tetreault, James Gregoire, (observing Aaron Forbes)
Public attendance: Peter Martin, Jamie Tibbits, Ben Toof, Michael Sanders, Cindy Sanders, Jeff Guyette, Cecile Branon, Thomas Branon, Tim Branon, Dan Branon.

8pm

Open Meeting

Board introduction to public

Address changes to Agenda

- Chester Arthur site sign
- ZA request further discussion of enforcement regulations

Review and Approval of minutes

During review of minutes Mr. Magnon addressed his attendance and his concern to the board on the suggestion of adding another chair (Aaron Forbes) Discussion was made and postponed to after hearings.

Jerry Yates motioned to approve

Melissa 2nd

All in favor- minutes accepted as presented

Branon Subdivision

PLAT PREVIEW PUBLIC HEARING

Acknowledge the duly warned public hearing in regards to the suggested Branon subdivision of the current 3257 RT 36 in Fairfield VT 05455.

Abutters present included Peter Martin, Jamie Tibbits and Ben Toof.

Review of the permit application was presented by Alisha LaRocque Zoning Administrator to begin open discussion. ZA shared copies of the original permit and parcel map with the abutters (Peter Martin, Jamie Tibbits, and Ben Toof) discussion followed. Peter Martin voiced his approval of the suggested subdivision, Jamie Tibbits Questioned the need for the subdivision and why only the Branon's are able to receive the land, Cecile Branon replied that it is a dissolution of the partnership.

Clarification of how subdivisions work was presented by the ZA, "this is not a typical subdivision, ALL three Branon Parties are current owners of the land. There for no one from the outside is being awarded any of the property" Ben Toof stated no opinion. ZA requested all oppositions of the subdivision be stated for the record. None were made. Discussion of subdivision with Board, No objections, all information provided fits regulations, James Gregoire Motions to accept the Plat Preview and allow for Final Plat Preview at next meeting (6/1) Melissa Manson 2nd, Board : All in Favor, hearing Closed. Branons depart from meeting as well as Abutters.

Sanders, Replacement home permit

Discussion of the current mobile home, septic design and approval, suggested home would be two bedroom. James Motioned to Approve the permit for a two bedroom home, board : All in favor. Closed. Michael and Cindy Sanders Depart from meeting.

Guyette Construction, New residential permit

New two story, 3 bedroom home to be built on ST Pierre Rd in Fairfield, VT.

All permits requirements met, copy of driveway requirements given to Mr. Guyette by ZA

James Motioned to approve the permit for a single family resident of 3 bedrooms, on St Pierre rd.

Melissa 2nd, Board: All in Favor. Closed.

Mr. Guyette departs from meeting.

Review of Attendance-**Policy and Procedures addressed**

Board Agrees attendance is important, as is professionalism and time management of the board especially when meeting. Agreements of the board, to stay focused on topic, to save visiting for before/after the meeting, to create an attendance policy.

ZA addressed the current V.S.A on municipal Planning Commissions and ZBAs, references to stated Removal of board member's by vote of the board, and approval of additional members to go before the Select board.

Suggestion of Attendance policy, accepted by the board, discussed. Albert Tetreault motioned to accept an attendance policy to be effective immediately for the Planning Commission and ZBA, that a member forfeits their position with the board after missing 1/3 of a year's meetings without prior arrangements with the board. Jerry 2nd this motion, Board: All in favor. Motion accepted, effective 5/4/15 attendance policy

Board discussion of adding Aaron Forbes to the Board, Aaron expressed he is willing, a motion to the select board will be made to add another chair to the board.

Opened discussion of enforcement- for zoning bylaws, the need to place the certificate of compliance fee into effect ASAP. James motioned to accept the new Fees: \$85 for certificate of Occupancy, \$15 for the certificate of compliance as discussed in previous meeting (refer to minutes 4/6/15) (Henry Magnon questioned the fees (absent during last meeting), ZA informed him that we are currently not charging for them as other towns are, of the same or higher price) Jerry Yates 2nd Board: majority in favor. Henry Magnon requested that the select board be informed of this increase and creation of fees.