

Town of Fairfield
Planning Commission
Minutes
September 19th 2016

8pm Meeting Open

In Attendance

Jerry Yates, Melissa Manson, Albert Tetreault, Aaron Forbes, Alisha LaRocque

Public Attendance

Matt Playful, Suzanne Seymour, Allen Karnatz- VT Land Trust, Dennis Hendy, Ron Kaye, Mariah Cady, Richard Cady, Jaqui Hood, Karen Williams, Jerry Williams

Introductions

New Business addressed

Al Karnatz of the VT land Trust spoke with the Commission in regards to Tim Branon's parcel of 27.9 acres on the Hill Road. Although Mr. Branon was not present Al spoke about the request to amend the conditions set on the original subdivision permit 39-02(sub) of George and Roseann DeGeorge in 2002. The condition that stated the 27 acre lot would remain undeveloped and waived any future development rights. Now that Mr. Branon is working with the VT Land Trust and they would request that the board hand over the development restrictions to the land trust so that Tim may include this lot with the other 100+ acres he owns around this lot to be entrusted to the Land Trust. The site would remain undevelopable due to the rules and regulations that the Land Trust would enforce. It would simply change the authority of enforcement for that of the Town to that of the Land Trust.

The board discussed this request as something that should be easy to resolve, since the development restrictions would be upheld, it would not change the permit that was approved, simply changing the origin of enforcement.

Albert Motioned to Approve the request, Melissa seconded, All in Favor

Jerry and Karen Williams, permit application for a 1 bedroom cottage on Whites Camp Road.
Conference (hearing will be 10-3-16)

Jerry and Karen had previously been approved for a 2 bedroom camp, in 2013. Jerry suffered from a serious medical emergency and was unable to go further than laying the foundation at that time. There for his impervious surface was created prior to 7/1/14. He was advised at that time he could have his camp no closer to the water than his neighboring camps. His foundation is smaller than his original permit approved. Abutters appeared for this conference: Suzanne Seymour, Dennis Hendy, Richard and Mariah Cady. Suzanne Address concerns of land use, septic, impacts to neighboring camps water sources. The board suggested a site visit to visually inspect things, a date of Sunday September 25th at 11am at the Williams site was set. The question of year round occupancy was made and discussion opened with Jerry and Karen Williams, also Richard and Mariah Cady.

The discussion of currently residing occupants around the pond year round and the eligibility of future full time residents opened with inquires of how it's happening now, how would one become a year round resident in the future. And if it's not allowed why is it happening. The Cady's shared their vision with the board, a single family residence on white's camp road. The Planning Commission discussed conditional use permitting. And bringing this to the attention of the select board.

Discussion of the Zoning Bylaws and Town Plan in regards to these inquires shared information on building permit requirements, and the concern for impacts to Fairfield Pond. Board reviewed the definitions of seasonal dwelling, conditional use permits, and the road frontage requirements for single family dwelling permits. All matters will be shared with the Towns Select Board.

Other Business Addressed

MPG (bylaws) Municipal Planning Grant deadline is approaching and the Zoning Bylaws are due for revision, the board gave approval to the ZA to go forward to the Select Board and set the plan into action to apply for MPG.

Letter Received from Prudential Committee

Reviewed the letter from the Prudential Committee reminding the Town, and the adjoining landowners of the property that houses the Towns well. The letter simply addresses the concern of activity close to such an important water source. No action needed.

Approved pervious minutes. Jerry Motioned, Albert seconded, All in favor.

Discussion of Lazar Solar Project, questions on the long list of concerns from regional planning. Alisha clarified that the list is pretty generic; however we should consider a partial revision of the renewable energy portion of the Town Plan to address some of those concerns so that they are eliminated. Such as decommissioning requirements of such projects, so that the land owners and town are not left with sites that need to be removed and cleaned up after the contracts expire. Will discuss more when the regional energy plan is finished.