

Fairfield Zoning Board of Adjustment
Minutes August 1, 2016

8:10 PM Open meeting in attendance: Melissa Manson, Jerry Yates, Albert Tetreault, Aaron Forbes, Alisha LaRocque, James Gregoire (via telephone)
Public in attendance: Terry Wallace, Deborah Bell, Jeff Guyette, Mark White , Jeff Holm , Steve Bouchard

ZA Alisha LaRocque announced the location of the relevant maps and material to the attending public.

Open hearing Guyette final plat review

ZA Alisha mentions an error to be noted and added to the minutes in the notifications of adjoining landowners Debra Bell and Lynn Gosselyn in the plat preview process

The board agreed to acknowledge the error in notification of plat preview of April 4 was not sufficient. The board agreed to discuss the remedy after the hearing

Jeff Guyette summarizes the subdivision on Saint Pierre Road, parcels to be divided on the southside into 4 lots and on the northside into 3 lots

Public discussion opened

Mr. White inquired about road frontage requirements
Melissa Manson explained that Mr. Guyette has set aside the appropriate amount of road frontage (200 ft for each) for the number of lots he is requesting to create

Steve be asked about the impact of this development to the current wetlands in that area

Followed by inquiries by Deborah Bell about wetland buffer zones and delineation. Whether or not the wetlands have been recently identified. And when will the wetlands be outlined? She also inquired to the use of topography of the submitted maps. She had questions of referencing materials to the map such as observing the town plan and core habitat blocks.

Unfortunately Jeff was unable to answer. He admitted his engineer would better be suited to answer such questions. He did say that he worked with a gentleman that helped identify the wetlands that are in the area. That he believe that those identifications were used in the creation of the map but again said his engineer would be better suited to answer such questions.

ZA Alisha introduced a letter from Brock Freyer of the Vermont Department of environmental conservation watershed management division. The letter is attached for reference to these minutes

Alisha then suggested to the board to restart the subdivision process for Mr. Guyette until such time that the wetlands were appropriately addressed. She also asked the board to determine if the subdivision met the requirements to set aside any land for affordable housing. The board unanimously agreed to restart the proceedings for the Guyette subdivision the hearing was then closed

There was some public discussion in regards to the use of class 4 roads for development however it was not relevant to Mr. Guyette's case.

The board then open discussion to the error of notification

ZA Alisha offered the board two suggestions

1) Notifications continue to be sent by zoning office. Use of tax map software to identify adjoining landowners. Printing mailing list on labels. Sending using certified mail with return receipt. Submitting return receipts as evidence of notification to the permit application file.

Or

2) leave it up to the applicant to notify adjoining landowners

Aaron Forbes inquired how landowners were notified previously. Melissa stated that she recalled Steve Cushing's the former zoning administrator notifying adjoining landowners for the applicant as well.

Albert motion to continue to have the zoning office notify landowners through the new process, voted all in favor; Melissa added that the applicant is to pay for the mailing fees and zoning office time for such services.

Meeting adjourned