

Town of Fairfield

Planning Commission Meeting

Monday April 16th, 2018

Meeting opened at 8:01pm

Building permit request- Replacement Dwelling- Alexandra and Tyler Trombley of 1425 Wanzer Road, requesting to build a new home. Previous house site was a double wide trailer that was a 3 bedroom. Purposed home would also be a 3 bedroom, to use current water source and wastewater system. Meets state guidelines for use of existing systems, previous house was actively resided in, no signs of failed systems. Melissa Manson motioned to Approve. James seconded the motion all in favor.

Discussion of possible violation of the zoning bylaws- Mark Wooten of 42 New Street, East Fairfield Village. A formal complaint was filed to the Zoning office in regards to the excessive number of cars being stored on the property. ZA made a site visit and observed multiple cars being stored in two locations of the property: at the house site and by the entrance to the future garage. About 10 cars were seen at the property at the time of observation, as to how many cars were actively used at the time is unknown. A letter was issued to Mr. Wooten in regards of the possible violation, addressing the areas of concern and the definitions and bylaws were cited in the letter. Arrangements were made for Mr. Wooten to appear to discuss the matter. Mr. Wooten shared with the board that he is a mechanic and has these cars to work on, that he has since removed at least one (a Honda Civic) and has registered at least two of the cars and plans to have them inspected. Admitted that there are at least 5 cars that are not currently registered, and a boat that is currently for sale. The box truck is primarily located behind the house and will most likely be removed when the garage is finished. The two trailers on his land, are not his, and is working on a way to get his neighbor to remove them. Discussion of how to resolve the aesthetic concern that the cars are having on the village center, a fence was suggested, relocation of the cars was also suggested. Mr. Wooten agreed to the relocation of the cars to the drive that he recently installed. The board found this action to be favorable and agreed that this should remedy the problem, the board granted 60 Days from the 16th to complete the action. If in 60 days this action is not complete, the board will review this case again and decide if further action or enforcement will be necessary.

Rainville- 500 kw net meter solar project- located on Route 36 in East Fairfield. Property owners Mike, Carol Rainville appeared with Nathan Stumpff of Catamount Solar of Randolph VT. Discussion of the purposed 500 kw net meter solar project that the Rainville's would like to install on about 3 +/- acres on their farm site. This project would use lands of a decommissioned manure pit, and a portion of a corn field behind it. This site sits on the side of Route 36 entering East Fairfield from Fairfield Center, the project would not be visible from the road, as it is elevated. The project is seeking preferred siting status from the Town of Fairfield and that requires Select Board and Planning Commission approval, as well as Regional Planning approval. The Selectboard had no objections to the project at their previous meeting, April 9th 2018. The ZA inquired about the use of the greenage in the solar field for pollination field for local bees. The idea is considerable, but at this time the project needs the approval of the siting to move forward. It was made clear that the manure pit is to be decommissioned and in doing so the soil would

be distributed throughout the field. This would be a benefit to the soil to allow 20-30 yrs for the absorption. The project benefits that were shared with the board included but are not limited to: Project is located on the 3-phase line of GMP. GMP is in the process of rebuilding the 3-phase line that currently extend through the project area, the project would contribute to the town residents, and would not negatively impact local grid. The project would be net metered, and therefore would not grow in size as it is being presented at the maximum size allowed for the net metering. The project would have a decommissioning plan and doesn't appear to pose any impact to black creek which is located across from Rt 36. The Planning Commission expressed no objection to the proposed project.

MPG UPDATE and creation of Steering Committee- Peter Burns a resident of East Fairfield was present and active in this discussion and has expressed an interest in the steering committee. Suggested posting on Front Porch Forum and placing a sign outside the town office to attract volunteers for the steering committee.

The Request for Qualifications deadline has passed, Northwest Regional Planning submitted their statement of Qualifications for the 2018 MPG project. The Planning Commission would like to hear from Regional Planning in regards to the timeline, and objectives of the project.

In other business, a permit issued to Phillip and Marylou Ste Marie for a storage shed has been contested by a neighboring abutter. This appeal will be on the agenda for May 7th meeting.

Open invitation to the board to attend the Spring Planning and Zoning Forum at the Franklin Conference Center in Rutland on May 23rd 2018. Registration deadline is May 15th and has a registration fee.

Minutes of March 2018 meeting were reviewed. Melissa motioned to approve the minutes, Aaron seconded this motion. All in Favor.

Discussion of Vacancies of the PC and ZBA, now has two available spots for volunteers. Richard Cady resigned from the board. The board acknowledges his contribution and time served on the board.

Meeting adjourned 10:10pm