

Town of Fairfield

Planning Commission

Zoning Board of Adjustment

Regular meeting

Minutes

August 6th, 2018

Meeting of the Town of Fairfield Planning Commission, Monday August 6th 2018.

8pm Meeting opened with introductions from the board. Members Present; Aaron Forbes, James Consentino, Alisha LaRocque, Richard Cady.

Addressed changes to the agenda, addition of Kay Haas Permit Extension Request.

Kay Haas was issued a building permit for lot 2 on Lapland Ext in summer of 2017.

ZA/PC A. LaRocque did a site review of the parcel, noted that the conditions of the previous permit were satisfied, and noted that a driveway for the ROW to lot 2 was shown to her. The board reviewed the conditions from the previous permit 13-17R. The unregistered/uninsured cars were removed from the property.

J. Consentino motioned to approve the renewal request, R.Cady seconded the motion, all in favor.

Final Plant Review of The Minkler/Bessette Subdivision requested by Molly and Glen Minkler. This subdivision was discussed by the board briefly at the previous meeting in July with no action. The parcel is agricultural, no development has occurred on the 58.36 acre parcel. Molly Minkler a member of the Bessette Trust would like to remove a portion containing 27.36+/- acres. The remaining 31 acres however would be in two portions on either side of Molly's land, thus creating 3 parcels. Lot 1 of 10.81 +/- acres, lot 2 of 27.36+/- acres, lot 3 20.19 +/- acres. The parcel would continue in agricultural use.

R. Cady Motioned to approve the subdivision as presented, with conditions of "notice of permit requirement" to be included in the deeds for each lot. J.Consentino seconded the motion, all in favor.

Review of Single lot Subdivision for B & T Black Creek Farms/ Luke and Nicole Howrigan. Ryan Wells from Cross consulting was present for the Howrigans. The single lot subdivision was discussed, with regards to the newly approved wastewater permit ww-6-3422. The house will be built later, up to 4 bedroom. The Driveway will include a pull off, and widen bend to accommodate to emergency access.

The board was not required to take action, ZA will approve administratively.

Taylor Newton and Amanda Holland of North West Regional Planning Commission appeared before the board. *Poof* there they were. To discuss the Bylaw revision. A. Holland present the results of the character assessments.

T. Newton presented maps and generalized information about the boundary of the villages and what is available for development. The current zoning map does not clearly identify the boundary of the village district in Fairfield center or East Fairfield. The suggestion of the RPC would be to reduce the size of the district to be more condensed and follow property lines to create the boundary. A. Forbes expressed concern with reduction of the village district as some lands that are not in the land trust or current use could still benefit from the requirements for development in those districts. Moving the boundary may not be as beneficial. A. Larocque pointed out the goal area identified on the maps provided by regional planning, the goal areas for development as identified in the current town plans, and suggested the new boundaries observe this area. T. Newton suggested the RPC work on two drafts for the board to review in September one "loose boundary", larger boundary close to the idea we currently use and another draft of a "tighter boundary" that compacts the village district. Discussion of village setbacks and requirements included a draft summary prepared by T. Newton that show the average lot size and set back within the current village districts. Question now facing the board, should we change the current setback, lot size and frontage to mirror the current trend, or set the standard in the direction we hope to grow in, or keep them the same as they are currently are..

The board is hoping for a better public involvement with this and is still recruiting for the steering committee. Spread the word!

- A. LaRocque closed PC meeting and opened ZBA discussion as ZA requesting guidance from the board for enforcement on Junk yards in Fairfield. The current foreclosure on South Road has been particularly difficult as there is no accountability from the bank that is foreclosing or the "previous" home owner. Letters to both have remained unanswered. A. Larocque stated she acquired the new banks information and will be addressing the compliance of the parcel with them via letter. Other concerns about long standing junk yards were mentioned, board suggest getting select board approval before taking action on these.

Meeting adjourned