

**Town of Fairfield
Planning Commission
Zoning Board of Adjustment
Meeting Minutes Monday, March 1, 2021**

In Attendance: Demetrius Bolduc, Peter Burns, Melanie Riddle, Melissa Manson, Harry Goldhagen, Walter Ruhl, Kenneth Fox, Paula Pearsall, Nick Rowe, Thomas Gleason, Ingrid Thorton.

Gleason – review the Road Frontage Variance request on Reynolds Rd

Thomas Gleason presented his application to request a variance for the 200' road frontage requirement to build a home. He would like to build a home on a 14.4-acre woodlot located on Reynolds Rd with 93' of road frontage. Discussion included maps and deeds located in the land record. There was a question whether the land was already subdivided from the rest of the Kaye property. Deeds presented stated the land could not be further subdivided nor built upon. Further investigation is warranted to understand whether the deed restrictions pertain to the lot in question. The Planning Commission requested to see the deed from the closing and attorney report. These documents, along with an inquiry to the Town attorney will be gathered for presentation at the next Planning Commission meeting.

Tiny home regulations

Melanie Riddle Zoning Administrator, posed a question to the Planning Commission regarding regulations around tiny homes, should they be categorized as a camp, RV, home? They are not specified in the current regulations and should be addressed. One update the legislature has made is about accessory dwellings. Tiny homes could be an accessory dwelling and thus would be allowed, but what about as a principal dwelling on a parcel? The Planning Commission would like to discuss this matter further.

Accessory Dwellings/Legislative update

Two dwellings could be allowed on one parcel without subdivision if the second dwelling aligns with the definition of an accessory dwelling. The Zoning Administrator must review any application to see if it is permitted by state statute. Accessory dwellings can be either 30% of the primary dwelling or 900 sq ft, whichever is greater. Melanie discussed the ZA roundtable conducted by NRPC the previous week and will send the presentation to the Planning Commission. We could update the bylaws, but it is not required.

Howrigan Wind Farm Notice discussion

Nick Rowe in attendance as an abutting landowner. He reached out to the contact and has been unable to get a response to his question regarding the noise outcomes of this project. Review of the notice of intent to apply details a map showing his home outside of the 30 dba line. Melissa Manson asked the Zoning Administrator to reach out with his question to both Jason Day and the Public Utilities Commission. *If the data is incorrect, who is responsible?*

Zoning Administrators Report

There have been fewer permit applications, but a steady request for CO and CC over the past month. I wanted to discuss the CO requirements, the certificate lists a need for a water test. This is old and outdated and not required according to the bylaws. I will adjust the certificate and requirements for applicants. I also shared the Helipad zoning letter that was distributed to every ZA. This letter encourages municipalities to create regulations around helipads in advance of a potential request.

Road Frontage discussion

Discussion ensued over the necessity of 200 ft minimum road frontage in the bylaws. Does it help reduce spaghetti lots? Could we change the frontage requirement, if so, what effect would this have on landowners and subdivision, town character, etc. Melissa asked Melanie to reach out to NRPC regarding the question of road frontage. Further deliberation is needed to determine if this requirement should be changed.

Meeting Adjourned