

**Town of Fairfield
Planning Commission
Zoning Board of Adjustment
Meeting Minutes Monday, April 5, 2021**

In Attendance: Demetrius Bolduc, Aaron Forbes, Melanie Riddle, Melissa Manson, Harry Goldhagen, Walter Ruhl, Kenneth Fox, Thomas Gleason, Rene Jette, Mike Douglas.

Gleason – continuation of the review the Road Frontage Variance request on Reynolds Rd

Melanie Riddle reported her findings on the land records research. The 14 A parcel was subdivided over 40 years ago, and the road frontage lot is deeded separately from the 14A. Therefore, the property is not subject to any further subdivision regulations/requirements and the camp lots with deed restrictions are separate from the 14A lot. Melissa Manson questioned if there were any surrounding landowners or Carl Gleason that could deed the remainder of the 200' road frontage to Thomas Gleason. No definitive answer at the time. Abutters noted the lack of a survey as challenging. No further questions. Melissa stated the board would deliberate and let Gleason know about their decision.

Jette- review of the amended major subdivision plat. Jette presented the plat stating that the State reviewed the wetlands located on the parcel and thus he had to change the access driveway to the 4-lot subdivision. The driveway access is still located off Rugg road, just further south towards Fairfax. There are no other changes to the lot sizes. Demetrius made a motion to approve. Aaron seconded. All in favor.

Zoning Administrators Report

- Issued CO for Kinlee Ln-Guyette
- Issued Replacement Single-Family Home permit for Barry Rd-Brunelle
- Issued Garage permit for Swamp Rd-Woodworth
- Issued Deck permit for Swamp Rd-Woodworth
- Issued Gazebo permit for Egypt Rd-Steeneck
- Issued Deck permit for Mable Rd-Pelkey

ZA Query:

- Abutter Notification: hard copy or digital return receipt?
 - Going to digital return receipt is fine.

Deliberative Session entered at 7:35

Deliberative Session ended at 7:55

Meeting Adjourned