

**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, Jonathan DeLaBruere, Emily Klofft, Greta Brunswick, Diana Butler

Diana Butler-Vermont Rural Water Association

The Vermont Rural Water Association works all over VT and works with areas to help protect public water sources. They do work to help to highlight the importance of protecting water sources. She is hoping to address the inaccuracy of the current water systems in the Fairfield Town Plan. Hoping to update the town plan to make the map accurate and the description of the water source.

Diana will send the information that should be included to make the town plan accurate and the townspeople aware of the public water source map and descriptions of both public water systems in Fairfield. The Planning commission will work to update plan through an amendment process.

Road Frontage discussion

It is important to have a firm decision-making structure. One question posed is what is the purpose of frontage? Many places allow frontage to be on a private road. We need a set of rules that are clear to every person. Frontage is used as an access and dimensional tool. It can be used in different ways to regulate density. You have to figure out how you want to use it. The current trend is to cluster homes. You can also use dimensional length/width to regulate subdivision. The select board didn't want the rule anymore. But we still want to limit development to some extent. Greta suggested that the Planning Commission look through some prior subdivisions to make a decision. The current bylaw is consistent, but it isn't having the effect you want. The Planning Commission decided to continue this discussion.

Zoning Administrator Report

- Issued CO for Hill Rd-Rose
- Issued Major CC for St Pierre Rd-Boomhover
- Issued Major CC for St Pierre Rd-Martin
- Issued Major CC for Dodd Rd-Wells
- Issued Major CC for Egypt Rd-Elwood
- Issued Gazebo permit for St Pierre Rd-Hallstrom
- Issued Garage permit for Rugg Rd-Place
- Issued Pool & Deck permit for Hiram Dr-Patnode
- Issued Garage permit for Bradley Rd-Merchant
- Issued Gazebo permit for Rt 36-Farr
- Issued Deck permit for Pumpkin Village Rd-Jerose
- Issued Screen porch permit for Sweet Hollow Rd-Switzer

ZA Query: Could we have a driveway access permit that goes to the Select Board? The bylaws state this is the process. I would like to formalize that process, so it is clearer for landowners. Melanie will draft a permit application for review and approval by the Select Board.

Meeting Adjourned