FINAL 9/7/26 MINUTES

APPROVED ON 10/5/2026

On 10/5/2026, Dan Pipes moved to approve the 9/7/26 minutes as drafted (OR AMENDED) and Demetrius Bolduc seconded. The Board unanimously approved and on 10/5/2026, Melissa Manson signed the 9/7/26 minutes as drafted and submitted them to the clerk for publication.

TOWN OF FAIRFIELD

PLANNING COMMISSION AND ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

Monday, September 7, 2026, 7:00 PM*

Members Present: Dan Pipes, Melissa Manson (Chair), Don Wells, Demetrius Bolduc, Aaron Forbes, Julia Callan

Not Present: Vanessa Kittell

Public Present: Brian Trudell, Alysa Bernal, Mark Delisle, Renae Gadue, and Molly Mashtare (Town Zoning Administrator)

Via Zoom: Marc & Becky Christie

Clerk/Minute Taker: Molly Mashtare

1. **Meeting, Called to Order,** 7:01 PM, and the Board determined quorum established.

2. **Adjustments to Agenda:** None. Julia Callan moved to adopt agenda as noticed and Dan Pipes seconded. The Board unanimously approved.

3. **Minutes: Approval of Minutes 8/3/26:** Aaron Forbes moved to approve the minutes as posted and Don Wells seconded. The Board unanimously approved the 8/3/26 minutes.

4. **Public Comment not Related to Agenda:** None.

5. **Public Hearing: Single Family Dwelling on Pond Rd by Marc and Becky Christie**
   a. Town Zoning Administrator, Molly Mashtare, affirmed that hearing was properly warned, and all abutting property landowners had been noticed of public hearing.

***Zoom Users will not be admitted unless each user identifies themselves by full name.**

b. Melissa Manson requested that Petitioner or anyone on their behalf and/or any interested persons that sought to be heard regarding this petition, come forward.

c. Marc & Becky Christie, were present on zoom and Melissa Manson swore them in to provide testimony regarding the proposed project.

d. The Board received the following Exhibit:
   - Exhibit 1.1, Application for a Single Family Dwelling located at TBD Pond Rd
   - Exhibit 1.2, Single Family Dwelling building plans
   - Exhibit 1.3, Site Plan

e. Marc & Becky testified that the existing barn on the property will be demolished due to poor structure, they have a wastewater permit in hand, the driveway is approximately 600' and they are following the Town's driveway requirements, and they are hoping to install the driveway this fall.

f. Board moved to discuss permit in deliberative session.

6. **Public Hearing: Boundary Line Adjustment located at 1751 Lapland Rd**
   a. Town Zoning Administrator, Molly Mashtare, affirmed that hearing was properly warned, and all abutting property landowners had been noticed of public hearing.
   b. Melissa Manson requested that Petitioner or anyone on their behalf and/or any interested persons that sought to be heard regarding this petition, come forward.
   c. Brian Trudell & Alysa Bernal, were present and Melissa Manson swore them in to provide testimony regarding the proposed project.
   d. The Board received the following Exhibit:
      - Exhibit 1.4, Boundary Line Adjustment survey
   e. Brian and Alysa testified that the purpose of the boundary line adjustment was so that the existing driveway would only be on one parcel, whereas before the BLA it crosses two parcels
   f. Dan Pipes made a motion to approve the Boundary Line Adjustment as shown in Exhibit 1.4 and Don Wells seconded.

7. **Zoning Administrator's Report:** Town Zoning Administrator stated that she has had a couple of agricultural and shed permits along with some certificates of occupancy. She is also still actively working on the complaints for the Egypt Rd camper situation.

8. **Confirmation of next meeting:**
   - Regular Monthly Meeting of PC/ZBA: Monday, October 5th, 2026, at 7:00 PM.

9. **Deliberative Session:** Aaron Forbes moved to go into deliberative session and Don Wells seconded.

10. **Upon exiting Deliberative Session:** Upon exit of the deliberative session, the Board announced decision with regard to:

- **Single Family Dwelling Located at TBD Pond Rd:**
- Dan Pipes moved to approve the application and Aaron Forbes seconded. The Board unanimously approved the application should it meet driveway requirements.

11. **Adjourn**: Dan Pipes moved to adjourn and Don Wells seconded. Meeting adjourned at 7:59 PM.