

Minutes for the monthly meeting of the Fairfield Planning Commission

Monday January 13, 2020 6pm

Town Office, Fairfield, Vermont

Board members in attendance:

Demetrius Bolduc, Peter Burns, Aaron Forbes, Harry Goldhagen, Melissa Manson and Zoning Administrator: Melanie Riddle

23 community members in attendance.

Public Hearing – Fairfield Development Regulations

Presentation by Taylor Newton, Senior Planner, Northwest Regional Planning Commission:

Public presentation of changes made to the Fairfield subdivision and zoning bylaws of 2012, now titled Town of Fairfield, Vermont - Land Use and Development Regulations.

One objection to the bylaws, that electric lines are required to be buried for trailer parks, but not for a PUD. Aaron pointed out that the developer pays the cost of burying the lines, not the trailer park renters. And he also mentioned the safety factor of burying lines in an area with a lot of traffic.

New Business

Elm Tree Trust – Review the Minor Subdivision/Boundary Line Adjustments between lots 4, 5 and 6 on Gilbert Hill Road.

Rebecca Hale, Samantha Thomas and Christie Moffett.

David Burnor presenting. He planned to move the boundary lines so that the existing septic systems for lots 4 and 5 (which currently sit on lot 6) will become part of lots 4 & 5. The changes make for unusually shaped lots, but the purpose is to prevent future troubles with rights of way and access to the mounds.

Demetrius motioned to approve, Peter seconded. Unanimously approved.

Zurn Properties, LLC – Review the Minor Subdivision/Boundary Line Adjustment on 9764 RT 36.

The change is meant to add about 4 acres to the existing lot on route 36 to "square it up" and increase it to at least 10 acres. The 4 acres will come from another large property owned by the Zurns.

Harry motioned to approve, Peter seconded. Unanimously approved.

Howe – Review the Minor Subdivision/Boundary Line Adjustment on Elm Brook Road.

Discussion of David Howe property, movement of boundary line to add approx 327 acres to neighboring Fairfield Woods LLC (which Tim Vallee owns).

Demetrius motioned to approve, Aaron seconded. Unanimously approved.

Meta Strick et al. – Review the Minor Subdivision/Boundary Line Adjustment on Cronin Road.

A very complex group of properties, but all the involved people are happy to make the adjustment and the subdivision.

Harry motioned to approve, Aaron seconded. Unanimously approved.

Zoning Administrators Report

The zoning administrator shared the list of 6 permits issued. She gave a heads-up about upcoming business.

Meeting adjourned.