

Minutes for the monthly meeting of the Fairfield Planning Commission

Monday March 2, 2020 7pmTown Office, Fairfield, Vermont

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

1. Gavin Ryan requested approval to make a boundary line adjustment on 1337 Ryan Rd. Original boundary lines were incorrectly recorded, but the mistake had not been previously corrected, even after the property was sold. Original lot size was listed as 3.6 acres and did not include the house! The redrawn property lines have been corrected to 2.0 acres and now include the house. Aaron motions to approve, Peter seconds. Unanimously approved.

2. Discussion about a temporary food truck at 123 North Road for summer months only. The truck would sit on the driveway, not on North Road itself. No further discussion needed.

3. Discussion of reconstruction of the floor of a camp on Swizler Point by Andrew Langevin. If he plans to just replace the floor but not rebuild or replace the house, the reconstruction is exempt and does not need approval. Melanie will talk to the camp owner for further information about the nature and extent of reconstruction.

4. Continued discussion of whether leaseholds are considered existing lots. Charlotte's town planner Daryl Arminius wrote that they consider leaseholds equivalent to lots. Taylor Newton of Northwest Regional Planning wrote that he thought leaseholds, and lots are not equivalent, and the best approach is for the owner to create a PUD (planned unit development), and the lots would then match the leaseholds. One concern is that some leaseholds are smaller than the minimum lot size. Issuing a variance might allow them to continue to exist. The commission shall approach each leasehold individually.

5. Zoning Administrators Report:

1. Issued CC for 318 Dodd Rd
2. Issued CC for 3254 Lapland Rd-Kane
3. Issued Minor Commercial Addition Permit for Park street-MRUSD
4. Issued House Addition Permit for Mill Street-Trivento
5. Issued Garage Permit for Pond Rd-Garceau
6. Issued House Addition Permit for Lapland Ext-Farmer

Meeting adjourned.