

**Town of Fairfield
Planning Commission and Zoning Board of Adjustment
January 4, 2021**

In Attendance: Aaron Forbes, Demetrius Bolduc, Peter Burns Melanie Riddle, Melissa Manson, Rene Jettie, Timothy Hurlbut and Mike Douglas

Rene Jettie single lot subdivision on Wilfred Way
Road needs to be extended according to Town road standards from Jettie driveway to the new lot's driveway. Jettie said he would advise the prospective buyer. Move to approve by Aaron, second Demetrius. Motion carries.

Tim Hurlbut appeared on behalf of Phil Ste. Marie. They want to change the boundary line adjustment previously approved to a single lot subdivision due to prospective legal challenges envisioned by Tim in the future. Initial lot doesn't have clear title and could potentially affect the marketability of Ste. Marie's lot in the future. Lot would not be conforming and would need special language in the deed to protect it from future development and tie it's sale to Ste. Marie's lot. After deliberation, Board decided to have them withdraw the boundary line adjustment and resubmit as a subdivision. Will need to restart the process.

Mike Douglas, Rugg Road, wanted an update on the Jettie subdivision. Mike wanted to know what was happening on the 3-lot subdivision off of Rugg Road. Driveway has been moved about 20 feet east to avoid the wetland.

Discussion followed regarding applying for a \$1500 grant to investigate connecting to the Lamoille Valley Rail Trail. MM to check with SB to make sure they support.

6pm Jan. 25th Select Board Hearing of the Town Plan meeting will be held via Zoom.

Reviewed Melanie's ZA report and the Town Report letter from P&Z.

Adjourned.