

Town of Fairfield Planning Commission & Zoning Board of Adjustment

Monday, April 4 2022 at 7 P.M.

Present: Zoning Board Members: Melissa Manson, Peter Burns, Demetrius Bolduc, Aaron Forbes, Harry Goldhagen (on zoom). ZA: Melanie Riddle

Public: Peter Mazurak (zoom), Will Morey, Henry Dewyea, Georgette Hale, Richard Hale, Becky Cassel, Kay Haas, Carol Skon, James Larose, Bob Iwaskiewicz, James & Tracy Larose, Peter Garceau

Changes or additions to the agenda-Melanie stated that Churchill wanted to postpone their hearing since they are waiting on the survey from the engineer.

**Larose**—Boundary Line Adjustment on Lapland Ext.

James and Tracy Larose are proposing .60 Acres of Larose Lot 2 to be annexed to the Lot 2 Dewyea parcel. It's not something that they use. Proposal seems reasonable. Peter made a motion to approve. Demetrius seconded. All in favor. Motion carried 5-0.

**Lussier**—Major Subdivision Sketch Plan on Rugg Rd

No discussion. The final application is the exact same as was proposed in the sketch plan review. Peter made a motion to approve. Aaron seconded. All in favor, motion carried 5-0.

**B&T Black Creek Farms-Howrigan**— Gravel Pit

This request is to locate a gravel pit on the parcel located at 689 Lapland Rd. The proposed extraction is from April 1 to January 1, Monday through Friday, 7am to 5:30 pm, and Saturday 7am to noon. Average daily truck traffic is 4, maximum 8. The life expectancy of the pit is 5 years.

Discussion ensued on use and whether rock crushers would be used. No, just a screener. No pit will be created. The plan is to take away the existing bank/hill. Then bring in topsoil and reclaim the area for ag field. The average daily truckloads will be 4-8. Act 250 will set a limit. There is a concern that this will increase traffic. This shouldn't be the case, there is currently a gravel pit in operation in the same area. This new pit would be utilized once that pit is done.

Dust management and road safety issues were raised by abutters. There are areas that would benefit from signage such as yield, school bus stop, and blind drive/hill.

Any road dust issues from town roads should be communicated to the town for the road crew to address. Howrigan can only maintain the access driveway.

Melissa noted the traffic safety concerns, and the road dust issue to the selectboard.

ZA Report- not much to report, there has been an increase in permits, but it is still slow compared to pre-pandemic.

Further discussion on the gravel pit application. Demetrius made a motion to approve. Aaron seconded. All in favor, motion carried 5-0.