

Town of Fairfield Planning Commission & Zoning Board of Adjustment

Monday, June 6 2022 at 7 P.M.

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

Public: Arnold Royea (on Zoom), Daniel & Debra Bushey, Ann Moreway, Reed

The meeting began at 7:02.

Bushey: Single lot subdivision on Pumpkin Village Rd

Daniel and Debra Bushey are looking to subdivide their property to create a 1.75 A parcel for their daughter. Discussion ensued about the need for the 200' frontage to be depicted accurately on the map. It currently appears that there isn't enough frontage as there are sections that do not depict measurements. The scale seems accurate for 200'.

Demetrius made a motion to approve the single lot subdivision on the condition that the Mylar accurately reflects the required 200' minimum of road frontage on Pumpkin Village Rd. Peter seconded. All in favor. Motion carried.

Royea: Single lot subdivision on Duffy Hill Rd

Discussion ensued about the location of the parcel and that the map presented depicts a boundary line adjustment, instead of a single lot subdivision. The Fairfield town line serves as a natural subdivision and since this is the case, it should be shown as the existing boundary and a single lot subdivision. Ann Moreway was concerned about their ROW, but that is located on a different area of the parent parcel and will not change with this subdivision. No other concerns were raised.

Demetrius made a motion to approve a single lot subdivision with all boundary lines shown. Peter seconded the motion. All in favor. Motion carried.

ZA Update:

- Issued Certificate of Occupancy for Reynolds Rd-Gleason
- Issued Certificate of Occupancy for Sunny Hollow Ln-Bond
- Issued Certificate of Compliance for Rt 36-Muller
- Issued shed permit for Sunny Hollow Ln-Bond
- Issued house permit for Pumpkin Village Rd-Messinger
- Issued house addition permit for Rt 36-Huff
- Issued porch permit for St. Pierre Rd-Perkins
- Issued replacement dwelling permit for New St-Persons
- Issued house permit for Reynolds Rd-Reynolds
- Issued camp rebuild permit for Simonds Rd-Martell
- Issued garage permit for Menard Rd-Roberts

Upcoming Business

- Final Major subdivision from Reed-Pond Rd