

Town of Fairfield Planning Commission & Zoning Board of Adjustment

Monday, August 1 2022 at 7 P.M.

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

Public: Rick Berard, Sarah Flack, Dave Gaudette, Tim Reed

**Reed:** Final major subdivision review on Pond Rd

Since the sketch plan review, Reed received a state wetlands permit. Melissa asked if Reed had the road spec requirements. Reed: Yes.

The Wastewater systems are all separate except for lots 5 and 6 which will share a system. Aaron asked if the hammerhead end was intended for parking. Reed: No, they will have their own driveway.

Demetrius made a motion to approve the final subdivision application. Aaron seconded. All in favor. Motion carried.

Demetrius made a motion to approve the sketch plan review. Aaron seconded. All in favor. Motion carried.

Discussion on next steps, Melanie to provide the application for the Final Subdivision review and warn the project for the August meeting.

**Schramm:** 2 lot subdivision: Sarah Flack and Dave Gaudette

Lot 2 will be a contiguous parcel. Lot 1 will have a small sliver be eligible for current use and allow Gaudette access through a ROW to the sap tank.

Melanie reiterated that there are no specific dimensional requirements in the bylaws and that irregular shaped lots can be approved based on circumstances and by request.

Aaron made a motion to approve the two-lot subdivision. Demetrius seconded. All in favor. Motion carried.

**Berard:** Final major subdivision application on Reynolds Rd

There was no change since the sketch application. No abutters present and no questions.

Demetrius made a motion to approve the final major subdivision. Aaron seconded the motion. All in favor. Motion carried.

**Review:** Land Use Permit #6F0676

Meeting adjourned 7:36