

Town of Fairfield
Planning Commission
Zoning Board of Adjustment
Minutes
August 7th 2017

Open Meeting 8pm

Introductions

Changes to agenda- Start with Jeff Guyette Subdivision Final Plat Review

Jeff was present with John Stuart. 9 lots (total) on St. Pierre Road. Wet lands permit approved and conditions have been set by the state of Vermont. Public engaged in questions and comments with the developer, questions about yard size and wet land buffer zones. Board will issue final decision in writing to the applicant.

Patricia Branon- Single lot subdivision permit with new single family residence requested on Hill Road. No concerns or abutters presented. Permit included updated WWP and septic plans, board found project favorable. All in Favor.

Eric Benoit- No show. Permit will be heard at next meeting.

NRPC_ Taylor Newton appeared on behalf of the Regional planning commission to advise the board through the MPG process and reviewed issues and opportunities report to improve the bylaws. Board must seek support from select board to move forward.

Other business-

1089 rt 36- both associated owners of the house and parcel were issued letters to address the current violations as a chance to rectify them before perusing Violation enforcement actions. The letter received a timely response to the ZA office, asking for more time. Stating that currently would not be able to comply in the 30 days, board discussed and agreed to 60 days to make significant change or VEA will begin, noting that if VEA accrues any legal expenses it will be the responsibility of the violator to repay.

Carol Skon- permit request for replacement dwelling on Metcalf Pond Road. Permit submitted included preliminary plans to replace the septic. Applicant is aware of the wwp requirements dor such significant upgrades of the home and system.

123 North Road- Pigeon Hill- Banquet Barn conditional use permit request to convert the barn and other out structures to be used for a celebration hall and gatherings. This would be on a seasonal use and conditional use permit is required to change of use for any structure. Fee to be set by the board. Discussion of conditional use fee set to \$1,000.00

ZA Alisha Larocque briefing from the ZA office. A new child care facility in the community center is opening, new care taker is Kelsi Carey of Sheldon. Inquiry from village center resident to convert single family residence to a duplex. ZA confirms that would require a conditional use permit and is an allowable use in the village center district and asks board for idea of the conditional use permit fee for this, board suggests \$1 per sq ft.

Approval of minutes – James motioned to approve minutes as presented, Aaron seconded, all in favor.