

Town of Fairfield
Planning Commission
Minutes

Monday

October 2nd, 2017

Meeting opened approximately 8pm

Agenda reviewed

ZA Alisha Larocque informed the board that John Bouchard would be telephoning in for his permit review.

New Business :

Guyette- Construct single family dwelling on lot 4 of Guyette subdivision on St Pierre Road Agricultural/ Rural Residential District- Conditional approval for single family dwellings in this district. Board reviewed the notice of decision for the Guyette subdivision, acknowledge interested parties: Amy Whitney and Erik Bushey (present). The purposed lot is on the south side of St Pierre road, adjacent to Ms. Whitney and Mr. Bushey. Mr. Guyette answered questions from the abutters. No significant impacts should occur from lighting, possible noise disturbances during the day while construction is happening but otherwise they would not be affected by the future house site, or road.

Public Comment: Mr. Bushey, Ms. Whitney addressed concerns of potential light pollution, inquired about street lighting, and potential lighting sources from the new house and its possible impact on their peaceful enjoyment. Also concerns of traffic, inquired about disturbances that the new road could have on their home.

Benoit- Single family dwelling (3 bdrm) Pumpkin Village Road Agricultural/Rural Residential District- conditional approval in this district. Mr. Benoit may not be able to begin construction until the spring, ZA recommends issuing permit in the spring, as we have a limited amount of permits each year, and they have an expiration of 1 year, 2 with renewal. And if he didn't make progress before the permit expires he would not be able to renew the permit. Mr. Benoit agreed that the lapse of time to start would be lengthy. All aspects of the permit request were satisfied.

Bouchard – single family dwelling (3bdrm) corner of Fisher Drive and Rugg Rd Agricultural/Rural Residential district- conditional approval. Via Telephone. Permit was filed with all satisfactory evidence required, waste water permit etc. Mr. Bouchard expressed his concerns about the age of the wastewater permit and stated he was working with his lawyer to make sure the requirements that are currently established will be met by the purposed system that is on the wastewater permit. Mr. Bouchard also requested a site visit by the ZA to discuss the location, Alisha agreed to the request and will arrange a time to meet.

Other Business-

- Tim Branon is moving forward with the VT Fish and Wildlife transfer of 34+/- acres of his land to Fairfield Swamp. Board is in support.
- ZA summary of monthly activities: Time on 1089 route 36 clean up efforts is almost expired. Municipal Planning Grant for Bylaws has been submitted, should know in a few weeks if we won the grant. Selection of new PC/ZBA members needs to commence soon, and a sincere Thank You should be extended to Albert Tetreault and Jerry Yates for their many years of service to the board and the community.

Deliberative Session

Approved Minutes – August 7th 2017

Adjournment 9:45pm