

Town of Fairfield  
Zoning Board of Adjustment  
Planning Commission

Monday March 7<sup>th</sup> 2016

8pm open meeting

Eric Schoembs has submitted a permit for a garage, normally the board would not review such a permit however Eric needed to be approved for a variance as his lot does not allow for the garage to be constructed with the road set back met, he does not have 70' from the center of the road to the house. And the surrounding area is ledge or wet and undevelopable. The board Approved this permit as submitted.

Rene Jette- Rene has a parcel on Rugg Road/Besette Road that he has submitted a permit to build a single family residence and create a single lot subdivision. The one lot that would consist of 24+/- acres would be the building site for the home. The other lot of 1.5+/- acres would be retained for future sale of development.

The board informed Rene that the smaller parcel would require road frontage mitigated from the larger parcel directly off of the Rugg Road as the Bylaws clearly state that the 200' of road frontage must come a class 3 or better road.. (Town maintained roads) And the Besette Road is currently a class 4. The road would have to come to standards set by the town for development before he could build the house. The current road and drive way standards were reviewed. (applicant has since received a copy of the road ordinance set by the Selectboard).

The smaller lot would also use the Besette Road for access so the standard needing to be met is for TWO or more homes.

Jerry Yates motioned to approve the single lot subdivision with a single family dwelling, and upgrading of Besette road, as well as proper mitigation of the required road frontage to be assigned to the smaller parcel, Albert Tetreault seconded, All in favor.

The board was hoping to have Fire chief Tim Corey during the discussion of the upgrading requirements of Besette road while Mr. Jette was present however he was not able to arrive until after Mr. Jette had departed. He reviewed the current paper stating the town's driveway requirements, and said that those were only the basic requirements. (Further information has been provided to the applicant in regards to the towns requirements of roads and driveways). ZA Alisha Larocque vowed to revise the form for applicants to include all the requirements.

Jeff Guyette made an appearance to discuss the potential subdivision he is working on designing on St. Pierre Road, he was able to bring preliminary maps to the meeting and is requesting a Plat Preview hearing in April to disclose the plans to the town and residence around the site. He has two parcels on St. Pierre Road and intends to subdivide each into 3+ lots each. Observing the towns requirement for road frontage, and would also construct a new private road/drive for access to the new lots. No vote was taken just reviewed his request.

The board opened review of Adam Branon, currently requesting a permit for an addition, however during discovery it was found that his house is on the boundary line according to our town's records. To be able to approve said permit the board stated the applicant would need to acquire a boundary line adjustment, this would include a new map, showing the line in proximity of the house. Although the abutting land is owned by family to the applicant the fact remains that the house cannot be in compliance on two parcels, and that the adjustment should be made either way.

Discussion of abandoned house: reviewing zoning bylaws revealed that an abandoned house would need to file for the proper permits from the town, lack of information left this statement open ended and ZA wanted to have the board clarify. The board discussed the impact of abandoned houses, and they want to encourage safe reconstruction. Board suggested and agreed that an abandoned house, one that fully meets the description, should apply for a new building permit before reconstruction should occur.

Albert motioned to approve minutes from previous meeting, Aaron seconded. Approved by board.

Meeting closed.