

Town of Fairfield
Planning Commission
November 5th Agenda

7pm Open meeting

Sign in and introductions -see attachment of sign on sheet

Public forum- Zoning bylaw revision

Guest Speaker Taylor Newton and Amanda Holland of Northwest Regional Planning Commission.

Presenting via Power point with live polling: (handouts of maps were made available to the public)

Follow link to see the power point with polling results.

<http://www.fairfieldvermont.us/wordpress/wp-content/uploads/2018/11/Public-Forum-November-5-2018.pdf>

Taylor opened with a brief project overview and identified the project timeline. Review of revised table of contents for the Bylaws.

Test of the real time polling equipment showed that the clickers where working, moved forward to review of boundary maps of zoning districts.

Zoning Districts Maps- boundary revisions- Discussion on the reduction of the village districts in both Fairfield Center and East Fairfield. The new boundaries would mostly follow boundary lines as identified by the Fairfield Parcel tax map. A few constraints that Fairfield faces in respects to growth is the natural physical restrictions of the land structure; rocky ledge, swamp, flood plans, river and stream corridors and lack of municipal water/wastewater infrastructure. As well as the percent of open lands reserved in either the land trust or current use programs. Taking these constraints into consideration lead the way in determining the new boundary for Village districts.

Also reviewed the suggested change to the "Swamp" and "Lake Districts" and suggestion of combining the two districts into one "Pond and Swamp District"

Site Plan revisions: Reviewed changes to process and allowing permitted uses with site plan approval rather than conditional use permitting. Reviewed site plan requirement and suggested changes to setbacks.

Time line of project- Discussion on project completion and established goal of May 2019

Discussion/Public Input and Polling:

Concerns of losses and gains to the property owners who will be taken out of the Village District.

Concerns of suggestive setback minimum of 35ft in village center on main roads such as Route 36, North Road and South Road. Suggestion by residents is to exclude those roads from the minimum setback

requirement and encourage it on new streets or side streets for future development in the Village District.

Concerns of Site Plan Review vs Conditional Use Permit procedures and requirements, would site plan review otherwise allow uses that could be more regulated by conditional use permitting?

Concerns of excluding lands in East Fairfield village due to assumption of land conditions and that the land may be more developable than we assume.

Polling results showed that the suggestive changes to the Village district in Fairfield center were favored by the community and PC 77% yes 14%neutral 0% no 9% unsure/other

Suggestive changes to the boundary of East Fairfield village district favored

65% yes 13% neutral 0% no 22% unsure/other

Suggestive change to combine the swamp and lake district to a combined swamp and pond district

73% yes 14%neutral 0% no 14% unsure/other

A divide was found in supporting the dimensional standards for the village district

38% yes 19% neutral 5% no and 38% unsure/other

A divide was found with suggestive changes to focus zoning regulations more on "site plan" rather than "character of the neighborhood" in the village district.

41% yes 14%neutral 5% no 41 % unsure/other

Regular meeting- Tabled until next meeting.

Visitors Shelley & Daniel Howrigan -Land Trust Did not appear at the meeting.

"Tiny House" Definition Discussion- tabled

Meeting adjourned 9:15pm