

DRAFT 7/6/26 MINUTES

APPROVED ON _____

On _____, _____ moved to approve the ____/____ 26 minutes as drafted (OR AMENDED) and _____ seconded. The Board unanimously approved and on _____, Melissa Manson signed the 7/6/26 minutes as drafted and submitted them to the clerk for publication.

**TOWN OF FAIRFIELD
PLANNING COMMISSION AND ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING MINUTES**

Monday, July 6, 2026, 7:00 PM*

Members Present: Dan Pipes, Melissa Manson (Chair), Vanessa Kittell, Demetrius Bolduc, Aaron Forbes, Don Wells,

Not Present: Julia Callan;

Public Present: Fabian, Mike and Carol Rainville, Todd Merchant, Alexander Bobella

Via Zoom: Molly Mashtare, (Town Zoning Administrator), Marah Chiappalone

Clerk/Minute Taker: Vanessa Kittell

- 1. Meeting, Called to Order, 7:00 PM, and the Board determined a quorum was established.**
- 2. Adjustments to Agenda:** None. Vanessa Kittell moved to adopt agenda as noticed and Don Wells seconded. The Board unanimously approved.
- 3. Minutes: Approval of Minutes of 5/18/26, and 6/1/26:** Demetrius Bolduc proposed revision to 5/18/26 minutes at, "Confirmation of Next Meeting," requesting to strike, "with Emily Kloft," and clarify that meeting of 6/1/26 was a regular Planning Commission and Zoning Board of Adjustment meeting. Don Wells moved to approve the 5/18/26 as amended and the 6/1/26 as drafted. Dan Pipes seconded. The Board unanimously approved.
- 4. Public Comment not Related to Agenda:** Alexander Bobella, a member of the St. Albans City Climate and Energy Advisory Committee, shared information regarding opportunities for home weatherization in connection with insulating windows.
- 5. Public Hearing: Rainville, Application for Agricultural Housing at 75 Egypt Road:**
 - a. Town Zoning Administrator, Molly Mashtare, affirmed that hearing was properly warned, and all abutting property landowners had been noticed of public hearing.

***Zoom Users will not be admitted unless each user identifies themselves by full name.**

- b. Melissa Manson requested that Petitioner or anyone on their behalf and any interested persons that sought to be heard, come forward.
- c. Mike, Carol and Fabian Rainville (family) came forward and Melissa Manson swore them in to provide testimony regarding the proposed project.
- d. The Board received the following Exhibit:
 - Exhibit 1.1, Application for Permit Application, 75 Egypt Road, (22-pages);
- e. Fabian Rainville testified that in cooperation with his parents, Mike and Carol Rainville, Applicants, Applicants requested permit to construct a new home on the family's 220-acre parcel to permit Fabian to run the family farm. Fabian Rainville testified that Applicants sought to construct a driveway off Egypt Road to access this proposed 4-bedroom, two-story, single-family, new home. Fabian Rainville testified in accord with materials presented at Exhibit 1.1, that the State had approved Applicants' wastewater and potable water supply permit. Fabian Rainville testified that the proposed home would rely upon a new drilled well.
- f. Applicant met with Board Chair, Melissa Manson to discuss project and siting of proposed agricultural housing in consideration of minimizing impact upon conservation resources located on the parcel. Applicant provided Board Chair with conservation resource mapping information located on parcel. Melissa Manson affirmed that Applicant's existing 220-acre lot contains road frontage on both Route 36 and Egypt Road.
- g. Mike Rainville testified that, at present, he uses the location of the (proposed) driveway at 75 Egypt Road or thereabouts, to access his land for feeding his animals and moving equipment. Mike Rainville testified that because of the contour of the road in this area, a blind spot exists for drivers, especially where Town conducts road work and/or turns vehicles in this vicinity. Mike Rainville testified that in light of these conditions, he intends to construct the proposed driveway at 75 Egypt Road to accommodate Applicants' use and Town road crew use for turning road maintenance vehicles in proposed driveway.
- h. Applicants acknowledged that proposed driveway must meet all standards for driveways and Town approval of proposed curb cut. Fabian Rainville discussed status of submitted curb cut application.
- i. Melissa Manson stated that several days before this hearing, Johnny Maynard stopped by Town Office and spoke with Demetrius Bolduc and shared that his cousin Kim Andrews, a person that lives close to the proposed location for the new home, did not support the project. Melissa Manson stated that Demetrius Bolduc told Mr. Maynard that any person that sought to provide information regarding this application or sought to be heard by the Board regarding the application were invited to attend public hearing and provide testimony. None appeared nor submitted testimony to Board.

6. Public Hearing: Boundary Line Adjustment, 1632 Bradley Road, Todd and Linda Merchant:

- a. Town Zoning Administrator, Molly Mashtare, affirmed that hearing was properly warned, and all abutting property landowners had been noticed of public hearing.
- b. Melissa Manson requested that Petitioner or anyone on their behalf and any interested persons that sought to be heard come forward.
- c. Todd Merchant came forward on behalf of the Applicant and Applicant was sworn.
- d. The Board received the following Exhibits:
 - Exhibit 2.1, Application for Boundary Line Adjustment (2-pages); and
 - Exhibit 2.2, Boundary Line Adjustment Plat Survey, Day Land Surveying, PLLC.
- e. Todd Merchant testified in accord with Exhibit 2.1 and 2.2., that Applicant sought approval of a proposed boundary line adjustment to increase Applicant's Lot 2, (presently a 6.01-acre lot) into an 18.94-acre lot by adding land (designated as Area A) from Applicant's Lot 1, a parcel of approximately 93.4 acres. Applicant testified that the share of Area A, (approx. 12 acres), the area proposed to be annexed to Lot 2, was presently forest land in the Current Use program. Applicant testified that he had a potential buyer of Lot 2. Applicant testified that this proposed boundary line adjustment sought to make Lot 2 more viable as an agricultural property for this potential buyer and would eliminate the need for an easement to water source/dug well for Lot 2, presently located on the existing Lot 1.
- f. Applicant testified that he was presently exploring removing Area A from the Current Use program prior to any transfer of Lot 2 to potential buyer. Applicant acknowledged that removal of Area A from Current Use program may create a lien on Lot 2 for changed use. To reduce burden of potential lien, Applicant testified that should he undertake removal of Area A from Current Use program, he and potential buyer would include a covenant in Lot 2 deed that the land would not be developed. Melissa Manson noted that the Current Use program had previously approved exceptions to the 25-acre continuous forest land minimum by approving smaller parcels that are kept in continuous agricultural use.

7. Zoning Administrator's Report: Town Zoning Administrator stated that she has been out of the office but monitoring and responding to email communications. She anticipates being back in the office in the next week. In the meantime, Board Chair, Melissa Manson, has been assisting as needed.

8. Confirmation of next meeting:

- Regular Monthly Meeting of PC/ZBA: Monday, August 3, 2026, at 7:00 PM.

9. **Deliberative Session:** Vanessa Kittell moved to go into deliberative session and Aaron Forbes seconded. The Board unanimously approved and at 7:35 p.m., the Board moved to deliberative session.

- Upon exit of the deliberative session, the Board announced decisions with regard to:
 - **Rainville Application for Agricultural Housing at 75 Egypt Road:** Aaron Forbes moved to approve the application and Demetirus Bolduc seconded. The Board unanimously approved application subject to the purpose and standards at LUR 6.3 et seq. and conditioned upon further receipt of information requested from the Applicant regarding the location of conservation resources at proposed building site. Any proposal for a curb cut will be subject to review by the Town Select Board pursuant to Town Fire Department and Town Requirements for Driveways. Any new driveways will be subject to the requirements set forth at LUR 8.1 and 8.3.
 - **Boundary Line Adjustment at 1632 Bradley Road:** Vanessa Kittell moved and Melissa Manson seconded the application as provided. The Board unanimously approved the application conditioned upon receipt of materials received for recording including mylar survey plat.

10. **Adjourn:** Vanessa Kittell moved to adjourn and Dan Pipes seconded. Meeting adjourned at 7:58 PM.