

Members Present: Greg Heyer, Richard Wimble, Martha Varney, Mark Kane, Mark Hunziker
Public Present: Michelle Dufresne, Jason Heyer, Leon Beliveau, Saifon Believeau, Leo Beliveau. Amber Soter, ZA

7:00PM – **G. Heyer** called the meeting to order.

7:01PM – **M. Varney** moved to accept the minute from May 31, 2016; **M. Kane** 2nd. All in favor.

7:03 PM – Presentation of the Proposed Amendments to the Fairfax Development Regulations. M. Kane went through each slide and explained the proposed change. The proposed changes are available at the Town Office for review. Some very minor typographical errors will be correct for the next hearing. In addition, wording in Text Box 7.1 will also be added to 7.3.B for clarity (...or other site modifications such as berms, fences, and stone walls).

7:38 PM – **M. Kane** presented the proposed bylaw titled “A Bylaw Establishing Screening Standards for Ground-Mounted Solar Electricity Generation Plants”. The proposed bylaw is available at the Town Office for review.

7:46 PM – Open for public comment.

M. Dufresne asked about fences in the screening definition. It was noted it is included in Text Box 7.1 and will be added to the main text for clarity as well as in Section 7.1.B.4.C

M. Dufresne also asked about the proposed definition of “Household” and wondering how to distinct a family living as a unity. She had concerns about how you can differentiate a single family home versus multiple people coming together to rent a home. The Planning Commission members stated that it is a challenge to define family in this day. The Planning Commission does not want to be in the business of how people live. **M. Dufresne** she has concerns with people coming together to live that may not know each other well or communicate or live as a joint unity. That it can increase the safety concerns. She also mentioned a state rule about how to define the use and when it would trigger State Fire Marshall Safety Codes. The board agreed to look this up and **M. Dufresne** would follow up also. **M. Kane** mentioned that if there were state requirements for single households that the state requirement would still apply no matter what the Development Regulations stated. It would be on top of what the Town’s Regulations state.

Leon Beliveau asked about a question he sent in relating to usage. He wanted to know when an owner of a single family household dwelling gets approved and obtains a permit to operate a rooming and boarding house, when does the use change. **M. Varney** stated that once conditional use and site plan approval was complete, and a permit was obtained, then the use changes to a rooming and boarding house. **Leon Beliveau** stated that just because you have a permit doesn’t mean it’s being used that way. **M. Kane** responded with the fact that you still have the right to use the building that way. If you chose to not activate your use, that is your choice. The term “use” was being used differently between the

board and Leon Beliveau. The board meaning the “approved zoning use”. Leon Beliveau wanted to know if it didn’t change “use” until the actual household occupants changed to meet the “use”. He was told that once a permit was issued, for zoning and other Town Office reference, that permitted use is now effective. With the proposed amendments there is a proposed section on abandoned or inactivated use which may require previously approved uses to be updated and re-permitted after a specified time period. It was explained that if you built a commercial building, and it never had any tenants, it is still a commercial building because that is what it is approved for and permitted as. **A. Soter** explained that you can obtain conditional use and site plan without immediately obtaining a permit. You can come in and obtain a permit at a later date as long as it complies with the new proposed time periods. That is when the use changes.

There was much back and forth and discussion on this topic with **Leon Beliveau**.

8:13 PM – **M. Kane** moved to adjourn; **R. Wimble 2nd**. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____
For the Planning Commission

These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.