

Members Present: J. Heyer, C. Rainville, B. Murphy, M. Dufresne

Public Present: Gregory Martin, Peter King, Skip Taylor, ZA

Request of Gregory Martin for a hearing to consider his appeal of the Zoning Administrator’s Notice of Alleged Violation pertaining to the use of his home at 41 Maple Hill Road (Parcel ID ML0041).

8:03PM-**J. Heyer** opened the hearing. The warning was read, introductions were made, and interested persons sworn in.

J. Heyer advised **Gregory Martin** that the Board was absent by one member and that it would be a 4-person Board and asked if he would like to continue with the hearing. **G. Martin** agreed to move forward with hearing.

G. Martin introduced himself and began by discussing a timeline of the history and the correspondences leading up to receiving the Zoning Administrator’s Notice of Alleged Violation. **G. Martin** provided the Board with a list of reservations that he had held that were reserved through the website AIRBNB.COM. **G. Martin** also stated that he currently has one person living with him, and he has not collected rent from that person since June 1, 2014.

The Board asked **G. Martin** about the property covenants, and when he would have received a copy of the covenants. **G. Martin** was also asked about his past rental agreements. There was also some discussion on a possible accessory apartment building permit that was obtained for the property prior to **G. Martin’s** ownership of the property.

S. Taylor discussed a timeline of history and correspondences which lead up to issuing the Notice of Alleged Violation. **S. Taylor** advised the Board that he was never told that **G. Martin** had stopped renting rooms and that he had stopped collecting rent as of June 1st and that he had no knowledge of G. Martin having a roommate until this hearing. **B. Murphy** asked **S. Taylor** how the situation of roommates would be addressed or defined. Roommate is not defined in the **Town of Fairfax Regulations**; however **Family** is defined as one or more persons living as a household unit. **B. Murphy** added that a roommate would be a contributor to the household with shared expenses.

The Board advised **G. Martin** that they do not have the right to do anything about the fees, and that he would need to contact the Select Board regarding the fees.

Public Input:

There was no public questions &/or comments.

9:08 **B. Murphy** moved to close the hearing; **C. Rainville** 2nd. All in favor.

Respectfully submitted,

Jackie Marshall,
Planning and Zoning Assistant

Signed: _____ **Date:** _____
For the Development Review Board