

**PLANNING COMMISSION HEARING
FAIRFIELD DEVELOPMENT REGULATIONS
NOVEMBER 3, 2025 AT 7 PM
FAIRFIELD TOWN OFFICE
25 NORTH STREET, FAIRFIELD, VT 05455**

Notice is hereby given the residents of the Town of Fairfield that the Fairfield Planning Commission will hold a public hearing on November 3, 2025 at 7 PM at the Fairfield Town Office to consider for adoption the proposed Fairfield Development Regulations pursuant to Chapter 117 of Title 24, §4384 and §4441 V.S.A. The Fairfield Development Regulations will modify and replace the current zoning bylaws, subdivision regulations and flood hazard regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of Title 24 V.S.A. Chapter 11, and to implement the Fairfield Town Plan.

The draft proposed regulations includes ten sections: Authority and Purpose, Administration and Enforcement, Development Review Procedures and Standards, Zoning Districts and District Regulations, General Regulations, Specific Use Regulations, Subdivision Review and Regulations, Planning and Design Regulations, Flood Hazard and River Corridor Regulations, and Definitions. The Fairfield Planning Commission has revised the regulations to better align the bylaws with the Town Plan and to conform with current state regulations. The proposed edits include changes to standards on protection of farmland, prime & statewide agricultural soils, changes to support accessory dwelling units & re-use of abandoned buildings, and changes to meet state statute. A report outlining proposed changes to the regulations, and the full text of the proposed regulations, are available at the Fairfield Town Clerk's Office.