

Tuesday December 12, 2023

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Adam Fitzgerald, Nick Hibbard, Claude Rainville, Michelle Dufresne

Alternate DRB Member Present:

Public Present: Amber Soter, Bill Superneau, Peter Mazurak

7:00 PM- J. Heyer opened the meeting.

Agenda modification- Peter Mazurak to discuss feasibility of Day Care Facility on Sam Webb Road.

7: 03 PM- 234 Fletcher Road, LLC (Superneau) for a SKETCH PLAN hearing for an 8-lot subdivision located on 234 Fletcher Road (Parcel ID FR0234)

B. Superneau is proposing an 8-lot subdivision with 7 proposed dwelling units, common land, and then the remaining land will be a separate parcel. This was determined that it was necessary to be a PUD with the desired lot sizes. The applicant will need to increase the common land size to 5.25 acres to meet the PUD regulations. The road and driveway have been reviewed and draft approvals from the Public Works and Fire Departments. The applicant was asked to add turnaround and driveway dimensions on the map. Also, garbage location. There was discussion on lot shape and location of common land. This is currently a VERY irregular lot size. There is also a discrepancy with an adjoining land owner boundary line that they are working through but does not affect this project. There were no further questions.

7:30 PM M. Dufresne made a motion to close the sketch plan hearing and determine this a minor subdivision. **A. Fitzgerald 2nd All in favor.**

P. Mazurak asked about the logistics of having a Day Care Facility on a previously approved residential lot off of Sam Webb. (Mossey). The board stated that he would need to create a proposal that meets the current regulations. There are no houses constructed yet. There was discussion on a public water supply, increased septic capacity, impervious surfaces, and the need for adequate parking.

7:45 PM M. Dufresne made a motion to approve the minutes from November 28, 2023. **A. Fitzgerald 2nd. All in favor.**

The next DRB meeting will be held on January 9, 2023.

8:01 PM – A. Fitzgerald made a motion to close the meeting. **N. Hibbard 2nd.** All in favor.

Respectfully submitted, Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____

For the Development Review Board

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