

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

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

Alternate DRB Member Present:

Public Present: Amber Soter, Zoning Administrator, Connor LaClair, Rebecca Gomez, Brendan Driscoll, James Coco, Melanie Masi, Joe Masi, Cristian Jablonski, Stacey Bacon, Tyler Bacon, William Meigs, Mary Meigs, Robert Bessette, Ryan Marsh, Justin Wills

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

7:01 PM- Request of Rebecca Gomez for a Sketch Plan hearing for a 3 lot subdivision located at 287 Woodward Road. Parcel ID WO0287.

The proposal is for a 3 lot subdivision of an 11.82 acre parcel. Lot 1 will have the current home and be 2.14 acres. Lot 2 will be 2.03 acres and Lot 3 will be 7.65 acres. Lot's 2 and 3 will be accessed off a private drive off of Lawton Road that is a private road. Lot 1 will continue to be accessed off of Woodward Road. Lots 2 and 3 will have proposed 4-bedroom houses. Some of the items discussed were:

- Driveway slop, is it greater than 25% ?
- Only a 30' easement which would limit future development on the back lot.
- 2 easements going through the drive for Sugar Ridge and new driveway
- The would be joining the Lawton Road association
- There are power sources close/on the lot.

Joe Masi asked about the location of his well and the newly proposed septic systems. His well is not on the map and he would like to be able to see how he is affected. He stated that the subject parcel is more than gently slopes. Melanie Masi spoke for the Lawton Road association. She stated that Sugar Ridge (the road right next to the proposed drive) is very steep and it is a blind corner in both directions. All the houses are concerned about this new access. She stated Sugar Ridge as no culvert or ditching and causes run off damages to Lawton Road. She wondered why the newly proposed lots couldn't use Sugar Ridge versus creating a new access that could cause potentially more run off etc to Lawton Rd.

Connor LaClair and James Coco, Sugar Ridge neighbors, stated they discussed with the applicant about creating a shared access. They were on board with this. They stated it would be less impact to the land. They also stated that they were worried about their property values.

Some questions arose about whether or not Sugar Ridge was A76 standards. Why the slopes appear to be the same on the map when the neighbors state that the newly proposed drive is at a much lower elevation.

The board would like additional information for the preliminary hearing:

- Re-design hammerhead, maybe one hammerhead in the center of the two lots may work better. Discuss with Fire Chief.
- Confirm grading on new drive. Also confirm elevation lines are correct on the site plan.
- Add no parking sign in the turn around.
- Show culvert, ditching (addressing run off concerns) on driveway specs.

7:45 PM- M. Dufresne made a motion to declare this a minor subdivision and close the Sketch plan hearing. **C. Rainville 2nd**. All in favor.

7:46 PM - Request of Two River Farm LLC (David McNall) for an Administrative Review Hearing for a 2 lot subdivision at 151 McNall Road. Parcel ID MC0151A.

The proposal is to create one lot off of a 90.81 acre parcel. The newly created lot will be 5 acres and located in the conservation district. A new home is proposed. The access permit is approved from the Town of Fairfax. Stacey Bacon asked about the location of the ROW to access the remaining land and why did it touch her property. She was informed that when and if an actual drive or road was constructed it would need to meet location setbacks for the area. She also asked if utilities would be buried. The answer to that is unknown.

7:50 PM- C. Rainville made a motion to accept the Zoning Administrators' recommendation for the 2-lot subdivision. **M. Dufresne 2nd**. All in favor.

7:55 PM - Request of Robert and Kathy Bessette for a SKETCH PLAN review of a Planned Unit Development with subdivision, located at 7 Old Homestead Road. Parcel ID (OH0007).

This is the same proposal the applicant presented in August of 2021. They needed to start the process over due to not meeting the time requirements for final submission. This is a proposal to create a 5 lot PUD with one new building lot, and a minor boundary line adjustment. The ROW for the new lot goes between the existing house and barn on Lot 1. There is a 6" encroachment. The encroachment is on a historic barn that can't be moved. It also contains a pre-existing driveway already. The engineer provided revised hammer head options to the Fire Chief and will have it updated prior to the next hearing. The next hearing will be 3/14/23.

8:15 PM- N. Hibbard made a motion to approve the minutes from January 10, 2023. **M. Dufresne 2nd**.

8:25 PM- C. Rainville made a motion to adjourn. **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.