

Tuesday April 11, 2023

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

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

Alternate DRB Member Present:

Public Present: Amber Soter, Zoning Administrator, Cristian Jablonski, Dena Coco, Brendan Driscoll, Karl Marchessault, and Armand Turner

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

7:01 PM- Request of Shawn & Cynthia Teague for a combined preliminary and final plat hearing for a 3 lot subdivision and boundary line adjustment of the property located at 102 Ferguson Road. Parcel ID FE0102.

C. Rainville recused himself as he is an adjoining landowner. The applicant did not change any lot lines. In our regulations it does state that boundary lines can follow tree lines. This is what is proposed. The board asked for them to put the existing septic system labeled on the final Map and Mylar.

7:18 PM N. Hibbard made a motion to close the hearing and move to deliberative. **A. Fitzgerald 2nd**

7:20 PM Request of Rebecca Gomez for a combined preliminary and final hearing for a 3-lot subdivision located at 287 Wood ward Road. Parcel ID WO0287.

The applicant added everything that was asked at the sketch plan hearing. They obtained fire department review. The board would like the following items addressed for the final plan: show easement to spring on map or determine if abandoned, add culvert and address storm water runoff, especially near the swale, add a garbage location, show driveway in the exact location as to be built.

7:28 PM M. Dufresne made a motion to recess the hearing until April 25, 2023. **N. Hibbard 2nd**

7:30 PM Request of Armand Turner for a Site Plan Approval hearing for an 8 dwelling unit building on the property located at 27 Fletcher Road. Parcel ID FR0027.

This is a proposal for an 8 unit building on Fletcher Road. This will have town sewer and a well. The lot was tight for well location with well shield requirements. The utility department and the fire department have reviewed the plans. The applicant will work with the utility department to ensure that the sewer is built correctly. The only item the board would like is for them to create a back-up spot on the north parking area. The applicant discussed creating even more parking which the board was in favor of.

7:50 PM M. Dufresne made a motion to close the hearing and move to deliberative. **A. Fitzgerald 2nd**

7:55 PM- A. Fitzgerald made a motion to approve the minutes from March 28, 2023. **C. Rainville 2nd.**

7:59 PM- A. Fitzgerald made a motion to enter deliberative. **N. Hibbard 2nd.** All in favor.

In Deliberative session both the Teague and Turner projects were approved with conditions.

8:20 PM- C. Rainville made a motion to exit deliberative. **A. Fitzgerald 2nd.** All in favor.

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The Simoneau and Bessette mylars were reviewed, there were questions on the Bessette Mylar and wasn't signed until questions were addressed. (missing verbiage, possibly we had incorrect version to compare to).

8:30 PM- M. Dufresne made a motion to exit deliberative. A. Fitzgerald 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.

DRAFT