

Tuesday April 25, 2023

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

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

Alternate DRB Member Present: Hunter Gomez

Public Present: Amber Soter, Zoning Administrator, Brendan Driscoll, Alec Grab, Dave Ganter, Richard Leclair

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

7:01 PM RECONVENE- 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 plat and site plan were updated with correct driveway location, culvert at the end of the driveway, a garbage location that will be stone platform and addressing the current agricultural well. This well will be abandoned once it is no longer working.

7:09 PM N. Hibbard made a motion to close the hearing and move to deliberative. **A. Fitzgerald 2nd**

7:10 PM Request of Alec Grab for a site plan hearing for a triplex building on the property located at 1175 Main Street. Parcel ID MA1175

This is for an additional structure that includes a 2-car garage and 3, 1 bedroom units. There is a well that is being abandoned. There will be a new well for the new units. The new units will be on Town Septic and that is approved already. The driveway access will need to have an amended State Permit. There will be a dumpster versus garbage totes. There was a discussion regarding a water storage tank. If one is needed it will probably go in the garage. The board would like to see added to the plan the following: show setback area with dashed line around entire property so eliminate the plus or minus arrows, the walkways to the upper unit stairs, indicating which side will be garage and add some walkway/green space to the entrance of the lower unit to create more of an entrance, address fencing, address screening around parking spaces 7/8 to prevent headlights into neighboring property. The applicant is having an official survey completed and items may change so they are opting to recess the hearing until that is complete so they don't have to come back for amendments. Neighbor, Richard Leclair had concerns over the setbacks and locations of buildings, as well as wanting a fence to prevent residents from coming on his land as well as to create some privacy and definition.

7:40 PM A. Fitzgerald made a motion to recess the hearing until June 20, 2023. **N. Hibbard 2nd**

7:45 PM- C. Rainville made a motion to approve the minutes from April 11, 2023. **N. Hibbard 2nd**.

7:50 PM- N. Hibbard made a motion to enter deliberative. **A. Fitzgerald 2nd**. All in favor.

In Deliberative session the Gomez subdivision was approved with conditions.

7:59 PM- C. Rainville made a motion to exit deliberative. **A. Fitzgerald 2nd**. All in favor.

8:10 PM- M. Dufresne made a motion to approve the Bessette Mylar. **A. Fitzgerald 2nd**. All in favor.

8:20 PM- A. Fitzgerald made a motion to approve the Turner Mylar. **N. Hibbard 2nd**. All in favor.

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8:30 PM- A. Fitzgerald made a motion to approve the Teague Mylar. **M. Dufresne 2nd**. All in favor with C. Rainville recusing himself.

8:45 PM – A. Fitzgerald made a motion to close the meeting. **M. Dufresne 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