

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

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

Alternate DRB Member Present: Hunter Gomez

Public Present: Sarah Hadd, Town Manager, Sandro Probic, Peter Mazurak

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

7:01 PM Reconvene- Request of Alec Grab for a site plan hearing for a triplex building on the property located at 1175 Main Street. Parcel ID MA1175

The applicant was still working through some survey discrepancies and requested a recess.

7:02 PM A. Fitzgerald made a motion to recess the hearing until July 25, 2023. **N. Hibbard 2nd**

Request of Kirk & Catherine Mossey for a combined preliminary and final subdivision approval hearing for the property located at 202 Sam Webb Road. Parcel ID SW0202. Five lot subdivision.

P. Mazurak presented the plan. There was discussion on stormwater and creating an HOA. The HOA is already created. There is a proposed garbage enclosure. The following items should be addressed on the plans:

1. Lot 5 driveway should be labeled as Lot 3 in the plan.
2. Note on plans shared wells. Match wells to lots.
3. Add Setback on survey for lot 1.
4. Driveway for lot 4 needs an approved turnaround.
5. All storm water indicators in legend.
6. Coordinate legend with plan.

H. Gomez made a motion to close the hearing and move to deliberative. **A. Fitzgerald 2nd**

Request of 930 Main Street LLC for a site plan and conditional use hearing for the property located at 930 Main Street. Parcel ID MA0930. Add additional storage building.

Sandro Probic presented the plan. He would like to add one additional storage unit building to the rear of the property. Neighbors Larry and Travis, wanted a fence or gate and are concerned of hanging out behind the unit. The units will look the same as the others. May add some solar lighting. The following items are requested to be on plan or investigated:

1. Building setbacks on plan
2. Impervious surface...stormwater plan needed?
3. Sidewalk easement along front of main street to the Town of Fairfax
4. Show fence/deterrent on the site plan
5. Show any current landscaping and future landscaping plans
6. Add abutting landowners and date of drawing on plan.
7. Add water and septic locations

M. Dufresne made a motion to recess the hearing until July 25, 2023. **N. Hibbard 2nd**

7:30 PM- **M. Dufresne** made a motion to approve the minutes from April 25, 2023. **C. Rainville 2nd**.

Tuesday June 20, 2023

Mylars: M. Dufresne made a motion to have Jason Heyer come sign revised mylar McNall when ready. C. Rainville 2nd. All in favor.

M. Dufresne made a motion to approve the Gomez mylars. **H. Gomez 2nd**. All in favor

A. Fitzgerald made a motion to approve the Collins. **H. Gomez 2nd**. All in favor

M. Dufresne made a motion to enter deliberative. **A. Fitzgerald 2nd**. All in favor

8:15 PM – M. Dufresne made a motion to close the meeting. **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.