

Tuesday August 22, 2023

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

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

Alternate DRB Member Present:

Public Present: Amber Soter, Alec Grab, Richard Leclair, Bethany Strong, William Meigs, Lousie Bouthillette, Mary Meigs, Robert Bessette, Jared Domingue,

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

7: 01 PM- Request of Bethany Strong for a site plan approval for a dwelling unit on the parcel located at 1935 Main Street. Parcel ID MA1935. No additional subdivision requested.

This is a dwelling unit site plan for a previously approved subdivided lot. Requests were made for the site plan:

1. The new L turnaround needs to be at least 50' from the house
2. Please adjust driveway per Fire recommendation
3. Please include a building envelope or if the entire think is please indicate that on the setback line and in the legend with the setback line key
4. Please label the width of the pull off
5. Please label length of driveway
6. Show a "no parking" sign in the L

7:10 PM C. Rainville made a motion to close the hearing and move to deliberative. **A. Fitzgerald 2nd**

7:15 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 addressed all the requested items outlined in April 25, 2023 meeting minutes. He had an official survey completed and adjusted the plan to match correct lot lines. He is going to use a dumpster versus totes. He will be putting a fence. Richard Leclair had questions on stakes and requested permanent markers. He also requested a chain link fence but the board will let the applicant decide on fence type and style.

7:40 PM A. Fitzgerald made a motion to close the hearing and move to deliberative. **N. Hibbard 2nd**

7:42 PM- N. Hibbard made a motion to approve the minutes from August 8, 2023. **A. Fitzgerald 2nd. All in favor.**

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

8:02PM- C. Rainville made a motion to enter deliberative. **A. Fitzgerald 2nd. All in favor.**

In deliberative the Grab and Strong projects were approved with conditions as outlined in their respective Findings of Fact and Order.

Discussions:

Follow up from discussion below regarding PUD's and "contiguous vs adjacent". The ZA obtained some advice from the NRPC regarding this, and they advised that our PUD's do not have a contiguous land clause for the entire PUD just a 4 acre area minimum but the remainder of the project can be on different or adjacent land. The board agreed with the NRPC stance and felt that it cleared up any discrepancies. They will review a PUD that consist of parcels that are not contiguous.

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From last meeting:

“The ZA asked about contiguous land if separated by a Town Road. The board had some discussion on this and some discussed that if it is one parcel in a deed and one tax bill then it can be counted as contiguous. Others asked that if properties are deeded to the center of the road then they actually touch. The discussion came about with using common land across the street from the houses to create a PUD. More insight is needed and ZA will obtain.”

8:18 PM – A. Fitzgerald made a motion to close the meeting. **C. Rainville 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.