

Tuesday August 8, 2023

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

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

Alternate DRB Member Present: Hunter Gomez

Public Present: Amber Soter, Jon Underwood, Shawn Cunningham, Nic Cunningham, Karen Hebert, Christine Rogers, Christopher Rogers

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

Amber Soter added discussion items to the agenda to include Handy Units on Old Academy, Morin creating a septic easement lot, and what constitutes adjoining land.

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's engineer had computer system malfunctions and couldn't print a new map. The applicant requested a recess.

7:03 PM C. Rainville made a motion to recess the hearing until August 22, 2023. **A. Fitzgerald 2nd**

7: 05 PM- Request of Bernard & Dorothy Keefe for a Site Plan approval hearing for a Planned Unit Development at the parcel located at 4 Blarney Street. Parcel ID BY0004.

This was a sketch plan review. This is a PUD with proposed 8 dwelling units. This will have more units and there will be a master plan for approximately 3 phases. It is a 7 acre parcel off of the Private Road, Blarney Road. This is currently a 60' ROW. They will be footprint lots. They will bring Blarney Road up to standards. There is no Act 250 Jurisdictional opinion. The houses will have wells and intend to be serviced by a force main to the public sewer system. There will be an HOA and Road Association. The board declared this a major subdivision so that they can expand within 5 years if they choose to do so.

Chris Rogers, a neighbor on Blarney Road asked about Road Maintenance, how far the new road would go into his yard, flooding, garbage cans and additional waste water concerns with the Town. He was told that they will do minimal invasion of his property as possible and hoping it will only be a swale. The ZA explained how garbage will go down a private road with permission.

Christine Rogers asked about artifacts that were found on the recreational land. Shawn Cunningham stated that there is no Jurisdiction for this and that anything found was more river bank side and minimal.

The applicant was asked to get with the Fire Chief about the roads and turnarounds and include dimensions. There was also discussion on creating a ROW that connects to the Recreational Park for foot traffic and future connectivity.

7:45 PM – H. Gomez made a motion to accept the sketch plan and move to preliminary when ready. **C. Rainville 2nd. All in favor.**

7:50 PM- A. Fitzgerald made a motion to approve the minutes from July 25, 2023. **N. Hibbard 2nd. All in favor.**

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Discussions:

Gabe Handy would like to add 3 units in his current senior housing on Old Academy. The only site plan change would be to change the wording of 13 units to 16 units. The parking is currently sufficient. He will need to comply with state rules and regulations and obtain a building permit locally. The ZA asked to handle this change administratively and permission was granted.

Deanne Morin has green space land in her Michelle Road subdivision. This is not common land nor was it used to create a PUD. She would like to realign the boundary to create a small parcel that is the septic easement area (still green space). She would like to deed that area to folks that use that. The board asked if the residents wanted that. The ZA asked to handle this change administratively after asking a few follow up questions. Permission was granted.

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.

8:30 PM – M. Dufresne 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.