

Tuesday December 12, 2023

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

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

**Alternate DRB Member Present: Hunter Gomez**

**Public Present: Amber Soter, Sandro Pobric, G. Pobric, Jackie Bruning, Kipp Brunning, Cristian Jablonski (Barnard & Gervais)**

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

**7:03- PM** - 930 Main Street for a Site Plan hearing to discuss merging parcels 920 & 930 and creating a PUD review for adding additional storage units.

S. Pobric presented his revised plan. He has decided to move forward with a boundary line adjustment versus a PUD. The revised lot shape for 920 Main Street was irregular and the board discussed some adjustments. There is a proposed storm water filtration system that may need to stay in its place. An easement was discussed. Because this no longer would be a PUD, there does not need to be reserved land. The applicant will come for another hearing with the revisions requested.

**7:15 PM M. Dufresne** made a motion to close the hearing. **H. Gomez 2<sup>nd</sup>** All in favor.

**7: 03 PM-** Brian Bourdeau for an Administrative Review Hearing for a 2 lot subdivision of the property located at 469 Fletcher Road- Parcel ID FR0469. No new development proposed.

This is a proposed subdivision to remove the existing dwelling on 469 Fletcher Road from the larger parcel (Parcel 1). No new construction is proposed. No new access off of Tracy Road is proposed. There was discussion on the irregular lot shape of Lot 1 and the access through other properties. This was already approved in a previous subdivision in 2021. J. Brunning asked about updated covenants and maintenance costs for Tracy Road. The ZA will provide her with contact information for the applicant (not present).

**7:30 PM M. Dufresne** made a motion to accept the Zoning Administrators recommendation for a 2 lot subdivision at 469 Fletcher Road. **H. Gomez 2<sup>nd</sup>** All in favor.

**7:45 PM- Mylar- Bessette-** a rebar was found and needed an updated mylar. **C. Rainville** made a motion to approve the mylar. **N. Hibard 2<sup>nd</sup>**. All in favor.

**7:46 PM M. Dufresne** made a motion to approve the minutes from December 12, 2023. **H. Gomez 2<sup>nd</sup>**. All in favor.

**7:50 PM – N. Hibbard** made a motion to close the meeting. **Rainville 2<sup>nd</sup>**. 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.*