

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

October 11, 2016

7:15 PM- Request of Sunset View Estates LLC (Cheryl Lupien) for a Sketch Plan Review of a proposed Planned Unit Development of an approximate 127.49 acre parcel which is identified in the Town Land Records as part of 45 Toof Road (TF0045).

Members Present: Jason Heyer, Michelle Dufresne, Claude Rainville, Nick Hibbard, M. Varney

Public Present: Doug Wolfe, Cheryl Lupien, James Boudah, Gordon Hill, Donna Hill, Debra Toof, Stuart Toof, Amber Soter, Z.A.

7:15 PM- J. Heyer called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

C. Lupien presented a sketch plan for a proposed Planned Unit Development (PUD) on her 127 acre parcel. She is proposing a 6 lot PUD. She discussed that Lots 6&8 would share a septic, Lots 5&7 would share a septic and Lots 3 & 4 would each have their own individual systems. Each home would have its own well. There was discussion about the way the lot shape was designed and it was stated that it was following natural contours and woodline on the property. Confirmation was made that the "Open Space Lot" can never be developed and must indicate that in any deeds. Discussion about ROW's and easements. The total amount of Road ROW and easements is equal to 2.42 acres which still leaves 19.89 acres in the open land. The total project is proposed at 30.5 acres. This meets the dimensional standards of the Conservation District.

D. Toof had questions regarding the buffer zone and what can be used on it. For example can farm trucks go on it, snow mobiles etc. C. Lupien explained that there are many other places on the remaining parcels for the farm trucks to enter and exit the property.

D. Hill asked about screening. She is asking that there be screening behind Lot #8 to shield that property from her property. D. Hill also asked about well shields. Based on the sketch site plan, it appears that the Hill's well shield goes onto C. Lupien's property and there is no interference on the Hills property.

The garbage plan was discussed. It was discussed that C. Lupien would reach out to Casella and see if she can obtain a waiver for the trucks to travel up the road when the time comes. The DRB will attempt to effectively plan for any change of garbage services.

D. Toof also asked about requesting a buffer along Toof Road by their house. Site distance and power line ROW was discussed. D. Toof also asked about deer yards, and wild life corridors and if the ANR gets involved. It was stated that it is the responsibility of the applicant and the engineer to insure any and all state permits are in place.

A site visit will be conducted. The DRB would like the entire project and lots staked out, including the road and septic locations. Once the field is mowed and the stakes are up, C. Lupien will let A. Soter know. She will contact the attendees and let them know the time.

The DRB declared this a Major Subdivision.

The following is a list of items for C. Lupien to consider for the next meeting:

1. Obtaining a Road Access Permit
2. Obtaining a street name
3. Providing a satisfactory garbage plan
4. Thinking about any screening

8:20 PM- Initial sketch plan hearing was adjourned.

Respectfully submitted,
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____

For the Development Review Board

These minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.