

**FAIRFAX DEVELOPMENT REVIEW BOARD**

**November 18, 2015**

**8:00 PM – Request of Gabriel Handy, doing business as Franklin South LLC, for Site Plan Approval of two proposed 15 Unit Senior Housing Buildings (total of thirty units) to be built at 56 Old Academy Street (Parcel ID OA0056).**

**Members Present:** Jason Heyer, Nick Hibbard, Claude Rainville, Lucien Hayes (alternate)

M. Dufresne recused herself from the hearing.

**Public Present:** M. Dufresne, Innovative Design LLC(architect), Zack Clark, Ruggiano Engineering(Engineer), Cheryl Kail, Charles Kail, Skip Taylor, Z.A.

**8:00 PM- J. Heyer** called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

**Z. Clark** from Ruggiano Engineering presented the proposal to the board. He discussed sidewalk connectivity, entrances and exits, parking spaces, storm water drainage and the Fire Sprinkler Line with water provided from the Town’s municipal water system. The board discussed whether you needed allocations for that and it was unclear. The board also discussed the flow of the sidewalk and having lighting at the proposed crosswalk. The sidewalks will be 4ft wide (ADA compliant)and it was determined the location presented is the best location for the sidewalks to be. **Z. Clark** stated there will be one well per building and if needed an exterior storage tank can be provided.

**M. Dufresne**, representing Innovative Design Inc, stated each building will consist of fifteen, 1 bedroom units and parking will be located underneath the building as well as exterior. There will be 23 spaces per building, including two handicap spaces. She also stated that the elevator tower sticks up over the Town’s height limit of 35ft. This is still in compliance with the Fairfax Development Regulations as it isn’t occupied space. **M. Dufresne** stated that this actually will make the building more visually appealing.

The DRB would like to have the buildings labeled “A&B” as well as the parking spaces closest to the drive be rounded out for easier access.

**Z. Clark** commented that Gabriel Handy would like DDH/GFA Trust added as a joint applicant to this project. He was advised to inform Mr. Handy that this will need to be amended in a Quit Claim Deed that DDH/GFA is indeed an owner.

**9:16 PM - N. Hibbard** made a motion to close the hearing and move to deliberative. **L. Hayes 2<sup>nd</sup>**. All in favor.

Respectfully submitted,  
Amber Soter,  
Planning and Zoning Administrative Assistant

**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.*