

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

November 8, 2016

7:15 PM – Request of Matthew & Denise McNall for a Sketch Plan Review of a proposed 2 lot subdivision of an approximate 100 acre parcel which is identified in the Town Land Records as part of 2108A Main Street (MA 2108A). The land is located in the Rural District and is owned by Matthew & Denise McNall.

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

Public Present: Gail Shulman, Beth Wolesson, Matt McNall, Amber Soter, Z.A.

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

The McNalls have a 100+/- parcel on Main Street. It is split almost in half by Wagner Road. The McNalls wished to subdivide the parcel at the point where Wagner Road splits the parcel. This would leave approximately 50 acres on each side. Discussion pertained to whether a road naturally subdivides a property and if a formal subdivision is needed.

7:30 PM - M. Varney made a motion to determine that the property is already substantially subdivided and meets Town Development Regulations and no further subdivision is required. **M. Dufresne 2nd** with the following people voting affirmative: M. Varney, M. Dufresne, C. Rainville, J. Heyer.

7:31 PM- The Hearing was closed with no need for an additional hearing.

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.