

**FAIRFAX DEVELOPMENT REVIEW BOARD  
HEARING MINUTES**

**Tuesday January 23, 2018**

**Request of Thomas James for Conditional Use and Site Plan Approval** for a proposed Auto Repair Shop. The proposed Auto Repair Business will be located at 460 Fletcher Road (Parcel ID FR0460). Refer to all applicable provisions of the Fairfax Development Regulations, adopted February 14, 2011, Amendments adopted August 15, 2011, September 29, 2014 and September 19, 2016.

**Members Present:** Jason Heyer, Martha Varney, Michelle Dufresne & Claude Rainville

**Public Present:** Amber Soter, Z.A., Thomas James, Barbara Simoneau, Mary Kay Raymond, Ian Mercer, Morgan Serke, Alexis Kozar, Daniel Fantoni, Karen Bates, Joey Pidgeon, Jason Pidgeon, Jamie Pidgeon

**7:05 PM- J. Heyer** called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

The site plan was presented. The garage is already existing. It is 40' x 50'. **James** plans to expand the parking lot. He predicted only working on 3-4 cars a day and stated that wouldn't impact the already heavily traveled Fletcher Road. If he has any cars for sale they would be in the parking lot and not on the road. The board asked about any state permits that are needed. He wasn't aware of any but will check into it. For oil he plans to have a waste oil furnace or bring it to a drop off center. He has the current barn for storage if needed for storing materials and parts. He does not want it to look like a junk yard and will not have part cars out and about. He will have a private hauler for his garbage and indicated a dumpster location.

Additions to the site plan are needed. Lighting, adjoiners, defined parking area, defined area for cars for sale, driveway and parking dimensions written on plan.

**Ian Mercer** asked about anything needing additional septic. There isn't. He also asked about run off and gray water. He stated he had no problem with the business as long as it isn't going to impact his property. He looks down on the back and does not want to see a bunch of items stored behind the garage.

**Mary Kay Raymond** stated she supported the small business.

There was discussion about mixed use versus home industry.

**7:40 PM- M. Varney** made a motion to close the hearing and move to deliberative. **C. 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 minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.*