

Members Present: Michelle Dufresne, Claude Rainville, Nick Hibbard, Lucien Hayes (Alternate)

Public Present: Amber Soter, Z.A., D. Jay Leach, Adam Fitzgerald, Tyler Billingsley, Joe Weith, Eric Sorkin

GENERAL & HEARING MINUTES:

7:05 PM- N. Hibbard called the meeting to order.

It was decided to move minute review to the end of the meeting.

7:07 PM Request of Eric Sorkin, RUNAMOK MAPLE for a Conditional Use and Site Plan Approval Hearing on a proposed food processing, warehouse and fulfillment facility. The location of the proposal is 293 Fletcher Rd (Parcel ID FR0293). The property is in the Residential District.

Warning was read, introductions were made and parties were sworn in.

Joe Weith of White and Burke Real Estate Investment Advisors began by introducing himself as the Real Estate Advisor and introduced the potential purchaser, Eric Sorkin.

Eric Sorkin, the anticipated purchaser of the subject property explained his business, Runamok Maple. He discussed their growth and their need for a larger space to accommodate their quickly growing business. They make maple syrup and maple candy. At this time, they currently employ about 30 people with the hopes to grow.

Eric discussed not needing the entire space now. He hopes to lease out some space for comparable uses until he is ready to occupy the entire building. It was discussed that, at this time, multiple uses is not permitted in the Residential District and any tenant would need to be using the facility for similar usages as Runamok Maple.

They do not intend to make any significant structural modifications from the outside. They will adapt the inside to suit their needs. They do plan to make a docking bay for trucks.

Historic traffic use was a topic of conversation. Previous occupants have employed 150+ people with multiple tractor trailer deliveries. Runamok Maple will have some tractor trailer deliveries as well as the typical postal and package carrier services. As of now, the employees will work a 5 day, standard work week. This would be the same hours that deliveries are accepted and truck traffic could be anticipated. D. Jay Leach and A. Fitzgerald, both neighbors of the parcel, discussed that the previous business was in operation at this time last year, they confirmed the vehicle traffic was similar, if not more, for the previous uses.

Selling of their product is primarily wholesale and they are not set up for direct retail.

Potable water and waste water capacities were discussed. Tyler Billingsley, of East Engineering, has been working on those aspects of the project. He confirmed that the waste water has sufficient capacity at this time and can be expanded if necessary. The well is more than sufficient. Tyler has met with the Town multiple times to discuss water expansion opportunities. Fire suppression is provided with a large holding tank. It is the hope of the applicant to eventually obtain fire suppression abilities from the Town's water source. He will be required to meet all state fire codes.

There was much discussion on the history of the property, when it was last used and how to fit this proposed use into a category that our Development Regulations don't address specifically. It was determined that this proposed use is a continued non-conforming light industrial use (i.e. exceeds 50 vehicles per day) and therefore new conditional use and site plan approval shouldn't be needed.

8:05 PM L. Hayes made a motion to move to deliberative session. **N. Hibbard 2nd**. All in favor.

8:20 PM M. Dufresne made a motion to move to exit deliberative. **C. Rainville 2nd**. All in favor.

8:25 PM M. Dufresne made a motion stating that a Conditional Use and Site Plan Approval are not required. The proposed usage complies with Section 5.3.B.2 of the Fairfax Development Regulations. **C. Rainville 2nd**. All in favor.

8:28 PM E. Sorkin asked to have his application withdrawn and use the property as a continued nonconforming use as outlined in the above motion. Withdrawal accepted.

8:33 PM N. Hibbard moved to approve the 3 sets of minutes from the July 25th, 2017 meeting. **C. Rainville 2nd**. All in favor with L. Hayes abstaining.

8:50 PM – M. Dufresne made a motion to adjourn. **C. Rainville 2nd**. All in favor.

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

Signed: _____ Date: _____
For the Development Review Board

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