

Tuesday November 12, 2019

**FAIRFAX DEVELOPMENT REVIEW BOARD  
GENERAL & HEARING MINUTES:**

**Members Present: Jason Heyer, Nick Hibbard, Michelle Dufresne, Claude Rainville, Adam Fitzgerald  
Public Present: Amber Soter, Z.A., Kevin White, Dana Collum, Daniel Fantoni, Ray Nadeau Jr, Warren Robenstien, Seth McQuade, Guy Henning, Diane Henning, Robert Bissonnette**

**7:00 PM- J. Heyer** called the meeting to order.

**7:01 PM N. Hibbard** made a motion to approve the Minutes from October 22, 2019. **C. Rainville** 2<sup>nd</sup>. All in favor.

**7:05 PM- Request of White Bloom Properties LLC for a for a Final Hearing of a proposed 6 Lot (5 building lots) Planned Unit Development on the property located at 1 Outback Road. Parcel ID (OB0001). This will be off Outback Road.**

The warning was read, and all parties were sworn in.

Kevin White has a hydrologic engineer come out to perform testing and create updated wetland delineations. Based on the new wetland survey, there were many changes to the lay out of the site plan. The road was contoured some to accommodate a shift in building envelopes based on meeting new wetland buffer requirements. The lots were shifted some and building envelopes were adjusted. The newly created building lots seemed to be a very tight fit for some of the houses. It was discussed that the applicant has the right to ask for reduced setbacks within a PUD. Kevin White has decided to ask for this on some of the lots and will come back with the proposed changes.

**7:33 PM- C. Rainville** made a motion to recess the hearing and have a continuance on November 26, 2019. **A. Fitzgerald** second. All in favor.

**7:35 PM- Request of Raymond Nadeau for an Administrative Review Hearing for a 2 lot subdivision located at 2159 Main Street. Parcel ID MA2159**

The warning was read, and all parties were sworn in.

Ray Nadeau is dividing his 10 acre parcel into 2 parcels. He intends to transfer the lot with the house to his son and keep the other parcel as an empty lot at this time.

Required site plan amendements included:

1. Setback lines added
2. Add turn around dimensions
3. Add driveway dimensions
4. Add passing land/turn around dimensions
5. Correct addressed (numbers transposed).

There was discussion on septic. There is an existing design but it would need to be amended to be used in the future.

**7:59 PM- C. Rainville** made a motion to accept the Zoning Administrators recommendation to approve the 2 lot subdivision with conditions. **A. Fitzgerald** second. All in favor.

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**8:05 PM- Request of Guy & Diane Henning for an Administrative Review Hearing for a 2 lot subdivision located at 11 Hunt Street. Parcel ID HU0011.**

The warning was read, and all parties were sworn in.

Guy and Diane Henning are wanting to subdivide their 1.45 acre parcel for them to create a building lot for themselves and a down sized home. Lot 1A will be .63 acres and Lot 1B will be .82 acres. Both the newly proposed lots meet development regulations. There will be wells and town sewer. There is already an approved access permit. There is “open space” on this parcel that was committed to from a previous subdivision. The intention is to keep this open space for a buffer between this property and the houses on Old Academy.

**8:20 PM- N. Hibbard** made a motion to accept the Zoning Administrators recommendation to approve the 2 lot subdivision with conditions. **A. Fitzgerald** second. All in favor.

Michelle Dufresne left the meeting as she must be recused from the following deliberation.

**8:40 PM – C. Rainville** made a motion to enter deliberative. **N. Hibbard 2<sup>nd</sup>**. All in favor.

**9:25 PM – A Fitzgerald** made a motion to exit deliberative. **N. Hibbard 2<sup>nd</sup>**. All in favor.

**9:35 PM – N. Hibbard** made a motion to adjourn. **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

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