

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

December 13, 2016

7:15 PM- Request of Sunset View Estates LLC (Cheryl Lupien) for a combined Preliminary and Final subdivision approval of a proposed Planned Unit Development of an approximate 127.49 acre parcel which is identified in the Town Land Records as part of 45 Toof Road (TF0045).

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

Public Present: Doug Wolfe, Cheryl Lupien, Gordon Hill, Donna Hill, Stuart Toof, Andrew Stevens, 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 same map was presented with exception to a combo map that shows the entire parcel and the blow up of the PUD. The Hills have requested screening and the Toof's have requested screening. The following additional items were discussed:

1. Road maintenance agreements/shared septic agreements
2. Garbage collection plan
3. Power to be buried
4. Adding to the site plan map where the utility vaults are going
5. Defining all easements on the site plan

7:31 PM- M. Dufresne moved to approve the preliminary site plan with conditions. **C. Rainville 2nd**. All in favor.

7:35 PM- M. Varney moved to recess the hearing until January 10th at 7:15p.m. **N. Hibbard 2nd**. All in favor.

The hearing will be recessed and the site plan will be reviewed with additions requested. (adding easements and power locations).

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.