

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

**Members Present: Jason Heyer, Michelle Dufresne, Nick Hibbard & Claude Rainville**

**Public Present: Amber Soter, Z.A., Leon Beliveau, Salfon Beliveau, John Kjos, Brett Philips & Michele Philips.**

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

**7:01 PM- Request of Leon Beliveau** for a Conditional Use, Site Plan and Boundary Line Adjustment hearing on the properties located at 1166 and 1170 Main Street (Parcel ID MA1166 & MA1170). This is to combine these properties into one parcel and propose a mixed use building that could contain residential units, retail space, professional office spaces and eating establishments.

Warning was read and introductions were made.

Leon Beliveau discussed his proposal. This is a proposed mixed-use building totaling about \$28k square feet. This would be a combination of retail, dining and living spaces. This meeting was an initial meeting much like a sketch plan hearing with only sketch designs and ideas in place. It was an informal hearing to get of sense of what could be possible on that parcel. Major topics to address are; VTRANS permit for access, water, sewer allocations, snow removal, storm water, unloading areas, guest parking, fire suppression and more.

The next steps that were advised is for Leon Beliveau to determine if he can obtain access permits and septic allocations. He should also start to work with a civil engineer who will be able to insure his site plan is correct and conforms with the Development Regulations.

**7:55 PM C. Rainville** made a motion to adjourn the meeting and reconvene at a later date that will be publicly warned the same way this initial meeting was. **N. Hibbard 2<sup>nd</sup>**. All in favor.

**8:05 PM C. Rainville** made a motion to approve the Minutes from January 22, 2019. **N. Hibbard 2<sup>nd</sup>**. All in favor.

**8:20 PM – N. Hibbard** made a motion to adjourn. **M. Dufresne 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.*