

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne, Nick Hibbard & Claude Rainville
Public Present: Amber Soter, Z.A., Ron Salvatore, John Franco, John Workman, Guy Hunter, David McGown, Karen Bates, Joey Pidgeon, Jason Pidgeon, Jamie Pidgeon

GENERAL MINUTES:

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

It was decided to move the minutes review until the end of the meeting.

7:05 PM Request of John Workman and Guy Hunter for Conditional Use Approval for an expansion or modification of an existing conditional use of a crematory. The parcel is identified in the Town Land Records as 1176 Main Street, Parcel ID (MA1176).

7:25 PM M. Dufresne made a motion to close the hearing and move to deliberative. **M. Varney 2nd**. All in favor.

7:30 PM Request of Gabriel Handy for a Preliminary and Final Approval Hearing of a proposed 6-lot Planned Unit Development of an approximate 10.26 acre parcel which is identified in the Town Land Records as 134 Rood Mill Road (RM0134).

7:55 PM- M. Varney made a motion to close the hearing and move to deliberative. **N. Hibbard 2nd**. All in favor.

8:00 PM- M. Varney made a motion to approve all the minutes from the October 10, 2017 meeting. **N. Hibbard 2nd**. **J. Heyer, N. Hibbard, M. Varney** in favor. The remainder of the board abstained as they weren't in attendance.

8:03 PM- M. Dufresne made a motion to approve all the minutes from the October 24, 2017 meeting. **C. Rainville 2nd**. **N. Hibbard, M. Varney, C. Rainville, & M. Varney** in favor. The remainder of the board abstained as they weren't in attendance.

8:05 PM- M. Varney made a motion to approve all the minutes from the January 23, 2018 meeting. **M. Dufresne 2nd**. **J. Heyer, M. Varney, C. Rainville, & M. Varney** in favor. **N. Hibbard** was not present for the hearing so he abstained.

8:06 PM N. Hibbard made a motion to enter deliberative. **M. Varney 2nd**. All in favor.

8:45 PM M. Varney made a motion to exit deliberative. **C. Rainville 2nd**. All in favor.

9:00 PM – M. Varney made a motion to adjourn. **N. Hibbard 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.*

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

Tuesday February 13, 2018

Request of John Workman and Guy Hunter for Conditional Use Approval for an expansion or modification of an existing conditional use of a crematory. The parcel is identified in the Town Land Records as 1176 Main Street, Parcel ID (MA1176).

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne, Nick Hibbard & Claude Rainville
Public Present: Amber Soter, Z.A., Ron Salvatore, John Franco, John Workman, Guy Hunter, David McGown, 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.

M. Varney stated that the Development Review Board feels that this current application falls under the category of Personal or Professional Use in the Development Regulations. Personal and Professional Use is a permitted use in the growth center with a site plan approval. She also stated that this application doesn't require any alterations to the existing site plan to a site plan will not be required.

Even though this was determined to be a permitted use, the DRB did open up the hearing for a presentation by **J. Workman** and some questions and answers. **J. Workman** had aerial and street view images of the existing crematory's in Vermont. Most of the showed that they were all very similar set ups to what he is proposing. For example, in garages, on main streets, in higher density areas.

There were some questions about the process, what type of permits were required and traffic. **J. Workman** predicted that the car trips would be cut in half by not transporting the bodies to another center.

7:20 PM N. Hibbard made a motion that this current application falls under the Personal or Professional Use category. This is a permitted use in the growth center and the application does not propose or require an alteration of an existing permitted site design per section 3.2.A. Therefore, this Conditional Use hearing is not required. **C. Rainville 2nd**. All in favor.

7:25 PM- M. Dufresne made a motion to close the hearing and move to deliberative. **M. Varney 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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**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

Tuesday February 13, 2018

Request of Gabriel Handy for a Preliminary and Final Approval Hearing of a proposed 6-lot Planned Unit Development of an approximate 10.26 acre parcel which is identified in the Town Land Records as 134 Rood Mill Road (RM0134).

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne, Nick Hibbard & Claude Rainville
Public Present: Amber Soter, Z.A., Karen Bates, Joey Pidgeon, Jason Pidgeon, Jamie Pidgeon

7:30 PM- J. Heyer called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

The requested changes to the survey plat and site plan were completed. The boundary lines were brought to the center of Rood Mill Rd. This changed the acreage a little for the neighborhood. The Pidgeon's stated that they spoke to the trash hauler and they are going to pick up the garbage at the top of the road versus on Rood Mill Rd. They are hoping for a dumpster but are not sure that will be an option. The board added that they would like "no parking" signs added to the map in the turn around areas. A screening area was added to benefit the Bates property.

7:55 PM- M. Varney made a motion to close the hearing and move to deliberative. **N. Hibbard** 2nd. 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.