

Tuesday March 10, 2020

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

Members Present: Jason Heyer, Nick Hibbard, Adam Fitzgerald, Michelle Dufresne

Public Present: Amber Soter, Z.A., Andrew Paradee, Leebeth Ann Lemieux, Louise Bouthillette, William Meigs, Mary Meigs, Robert Bessette, Timothy Bessette, Wendy Tucker, Brandi Cote, Peter Mazurack

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

7:02 PM- Request of Gail Shulman for an Administrative Review Hearing for a 2 lot subdivision located at 128 Wagner Road. Parcel ID WA0128

The warning was read, and all parties were sworn in. The request is to create a two lot subdivision off of a 10 acre parcel. G. Shulman has 2 adjoining parcels, one containing about 10 acres, the other about 90. The larger parcel is not being amended. The town uses a large portion of the Shulman's driveway and maintains it up to the turn around which is used for the school bus. There was discussion on which portions of the driveway needed to be upgraded to meet Town standards. It was decided that If construction of new driveway is off of the Town maintained portion of the existing driveway, upgrade of existing portion is not necessary. If applicant decides to place new driveway after turn around, the entire driveway up to the existing house must be brought up to Town standards.

7:15 PM- C. Rainville made a motion to accept the Zoning Administrators recommendation to approve the 2 lot subdivision. **A. Fitzgerald** second. All in favor.

7:20 PM- Request of The Estate of Wanda F. Palmer for an Administrative Review Hearing for 2- 2 lot subdivisions of adjoining parcels located on Main Street/VT Rte 104, east side, between Ridgeview Road and Austin Road. Parcel ID CV0100.

The warning was read, and all parties were sworn in. Peter Mazurak represented the plan for the Palmer application. They have 2 large adjoining parcels that are each being subdivided into two parcels. So two lots will now be four lots. There is no proposed development on any of the lots. There are two new state approved access points along Route 104. Lot 2 was discussed as having an irregular proposed lot line but it was determined it was created that way because it follows an existing fence line and topography. Adjoining property owner Bouthillette mentioned water rights she had on proposed lot 3 that were not on the map. The engineer is going to research that. A condition was added to the approval to include ALL ROW's and easements.

7:40 PM- N. Hibbard made a motion to accept the Zoning Administrators recommendation to approve the 2- 2 lot subdivisions. **C. Rainville** second. All in favor.

7:45 PM- Request of Mark & Leebeth Ann Lemieux for a Home Industry Conditional Use and Site Plan Approval Hearing for a seasonal event venue in an existing barn located at 45 Dustetrail Road. Parcel ID DT0045.

The warning was read, and all parties were sworn in. Ann Lemieux is proposing a seasonal event venue in her currently existing barn. She would like to host events (like weddings) in the spring, summer and fall. Mostly weekend nights she presumes. The quality of the road was discussed and stated it meets A76 standards. Primarily the discussion was about parking and noise and the topography of the property and neighboring land. She anticipates a parking area about 100'x100' and loud noise like DJ and Band (which will be inside barn) to be completed around 10-11p.m. The board has requested a more detailed blow up of the actual area so more detail can be seen. The hearing will be recessed until 4/14/2020.

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8:10 PM C. Rainville made a motion to recess the hearing until April 14, 2020. **A. Fitzgerald 2nd**. All in favor.

8:15 PM N. Hibbard made a motion to approve the Minutes from January 14, 2020. **M. Dufresne 2nd**. All in favor.

The Zoning Administrator brought forth a request to change a previously approved driveway location for 30 Bushey Road. The homeowners own land that fronts Rood Mill and would like to make their driveway a straight shot to Rood Mill and illuminate some of the slope and need to go through the Bushey Road development. The board saw no problem with this and will allow the ZA to make this amendment. The homeowners will need to file an updated mylar showing the site plan change. They will also need an approved access permit from the Town Selectboard (which they have applied for). They also need to check for wetlands.

8:45 PM – M. Dufresne made a motion to adjourn. **A. Fitzgerald 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.

