

Tuesday March 12, 2019

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

**Members Present: Jason Heyer, Michelle Dufresne, Nick Hibbard, Martha Varney & Claude Rainville
Public Present: Amber Soter, Z.A., John Stuart, Shawn Danaher, Randy Moring**

7:05 PM- J. Heyer called the meeting to order.

7:06 PM- Request of Ronald and Deanne Morin for a Site Plan Amendment Hearing on the undeveloped properties located on Michelle, Heather and Travis Roads. This amendment will be titled PHASE III and generally combines and re-arranges remaining lots from 2008 recorded mylar to create the final project phase.

Warning was read and introductions were made.

In 2008 this was approved for 45 lots. Now they would like to condense some of the remaining parcels to make it a 24 lot development. The lots range from 1 acre to 87 acres. This amendment will be referenced as Phase III. The newly created lots are labeled with letters versus numbers. Prior to amending these lots a public water supply was required.

Items that need to be addressed per the DRB are the following:

1. Lot H needs to show the access driveway and indicate that it meets regulation standards (for example turnaround, passing lane if needed).
2. Show septic easements and any easements that were created in Phases I and II.
3. Create a sidewalk easement along route 104 to the Town of Fairfax to eliminate the need to obtain one at a later date when/if sidewalks are created in that area. This does not mean that Morin Heights needs to install sidewalks.
4. Legend- coordinate line type to legend and differentiate line type.
5. Address how newly created roads will be maintained. Will they merge with the current homeowners association?
6. Garbage- address creating a larger enclosure area.
7. Lots 2 and 4, should these be one parcel since they are the same owner? How are the deeds written?
8. Erosion plan. Has this been changed based on the crating of Lot A and other changes? Please address.
9. Waste water permits. What is the status on these? Are well shields, septic shields determined? Application required.

7:50 PM M. Varney made a motion recess the hearing until May 21, 2019 at 7p.m. **M. Dufresne 2nd**. All in favor.

8:05 PM M. Dufresne made a motion to approve the Minutes from February 12, 2019. **C. Rainville 2nd**. All in favor.

8:20 PM – C. Rainville 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.