

Tuesday March 26, 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., David McNall, Ralph McNall**

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

7:01 PM- Request of the Ralph R. McNall Life Estate for a Sketch Plan Hearing on a four lot subdivision of the property located on the corner of Main Street and McNall Road. Parcel ID MA0996.

The property also borders VT Rte 128.

Warning was read and introductions were made.

This is a four-lot subdivision on a parcel that is about 63 acres. The three new building lots will range in size from 1.57 acres to 3.21 acres with the remaining parcel at 56.44 acres.

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

1. Can engineer show the fire truck radius on turnaround? Can use the blown up of the turnaround.
2. Put easements on Survey Map
3. Address septic shield that is over the well on Lot 3.
4. Contour lines on site plan, can you change color and put on legend
5. Road Name application

7:35 PM M. Varney made a motion recess the declare this a minor subdivision and move to preliminary and final reviews. **M. Dufresne 2nd**. All in favor.

7:45 PM N. Hibbard made a motion to approve the Minutes from March 12, 2019 as corrected. **M. Dufresne 2nd**. All in favor.

Brief discussion about septic permit application process, deferred lot language and our regulations. Should we be addressing these items as the Planning Commission is working on Regulation re-write.

8:10 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

.....
These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.