

**FAIRFAX DEVELOPMENT REVIEW BOARD  
HEARING MINUTES**

**Tuesday March 27, 2018**

**Members Present: Jason Heyer, Martha Varney, Michelle Dufresne, Nick Hibbard & Claude Rainville  
Public Present: Amber Soter, Z.A., Matt Casey, Jennifer Desautels, Mia Russin, Stephen LaBrake, Lucas Kirby, Laura Gorsky. Jennifer Michelle, Jacob Messier, Emily Aiken, Diane Pfanstiel, Claudia Roberts, Dennis Koepke, Steve St. Gelais, Tim Wasilewski, Ben Edmonds, Joseph Bean, David Foote, Jane Foote, Ralph McNall, Lisa Chalad, Mark Gregoire, Jason Boyd, Judy Hochberg, Valerie Ugro**

**Request of Rene Boissoneault and Fairfax BTS Retail, LLC for Conditional Use and Site Plan approval** of a commercial retail space (Dollar General). The parcel is identified in the Town Land Records as 942 Main Street, Parcel ID (MA0942). Refer to all applicable provisions of the Fairfax Development Regulations, adopted February 14, 2011, Amendments adopted August 15, 2011, September 29, 2014 and September 19, 2016.

**7:05 PM - J. Heyer** called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

Matt Casey from Zeremba Group, LLC representing Fairfax BTS Retail and Jennifer Desautels from Trudell Consulting Engineers began the meeting with a power point presentation. A copy of the entire presentation is available in the Hearing file in the Zoning office. The information in the minutes will be a summary of the power point presentation.

Matt Casey explained the property location, and building information. This building was custom designed for Fairfax. It will be finished on all sides, have hearty plank siding and be 26-30' tall. The store will begin by operating from 8-10pm 7 days a week but after a few months they usually start to tailor their hours depending on need. The building will be 9,100 sq. ft with 7,200 sq ft of retail space. There will be a set delivery area. The Dollar General has one delivery a week and other vendors deliver on an "as needed" basis. There is a designated loading area for these deliveries. The access to the Dollar General will be off of Colonial Road and will be a shared access that provides access to Rene Boissoneault's remaining land in the adjoining parcel. They will be paving and fixing the road up to their access. They will maintain their section of the road. They will be providing sidewalks along their section of Colonial Road and 104. They agreed to put a seating area at the corner for children waiting for the bus. Exterior lighting will turn off a half hour after closing time. There will be some lighting for safety on the building that does not shut off. This is not a dollar store, but a merchandise store and it will staff 12-15 employees and typically there are 2-3 employees that staff a shift.

Jennifer Desautels is the engineer on the project. She discussed the engineering details and explained the Site Plan in detail. The power point addressed the applicable sections of the Fairfax Development Regulations and how the proposed Site Plan addressed the regulations. A copy is available for review in the file. Much of the presentation talked about meeting our regulations, erosion control, storm water management onsite, wastewater treatment, landscaping, lighting, signage and our Conditional Use Standards.

After the presentations the Development Review Board asked questions. It was requested to re-work some of the landscaping plans to help protect the house across the street from too many headlights and also to provide some flexibility in the plant types. Some additional information that came out of the question and answers were; the windows are fake, they do not plan to use renewable energy at this time, the sidewalks will be widened to 5ft to meet our regulations, this project does not need Act 250 approval, they intend to begin construction in the summer, they will provide an easement to the town over the sidewalks so if in the future they want to take them over they can, DG will maintain the sidewalks, and VTRANS would only approve access off Colonial Rd.

The board then opened the hearing up for public comment. Ralph McNall asked for some screening on the parking lot side so soften it up some. The majority of the conversation then was about the road and road maintenance. Jennifer Michelle had concerns about the road construction that Jennifer Desautels helped to explain. Laura Gorsky, the attorney for the Condo Association also brought up their road and asked about how the transition will be from black top to dirt. The Condo Association asked for the entire road to be fixed and paved. It didn't appear that was something the applicant was willing to do but they did explain how the water run off will be much better and more maintained and hopefully will make the remaining portion of the roadway in better shape than it was before versus worse. Other neighbors and road members expressed concerns and Jennifer Desautels responded to questions and concerns.

Fairfax BTS Retail stated they are willing to organize a road maintenance agreement and lead those efforts.

The following are the items that the DRB has requested to be updated and included on the Site Plans:

1. Sidewalks to 5ft width
2. Indicate easement to Town for sidewalks
3. Indicate waiting area, behind sidewalk
4. Extra windows on the west side
5. Soften westside with some landscaping
6. Indicate the correct driveway lanes (2 lanes) and add crosswalk location
7. Indicate and propose signage (Children crossing, Private Drive, Dead End etc)
8. Location of lights in parking lot
9. Cover sheet, add the dates including revisions to the cover sheet so that it is one packet that indicates everything submitted.

**9:01 PM M. Varney** made a motion to close the hearing and move to deliberative. **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

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