

Members Present: Jason Heyer, Martha Varney & Claude Rainville

Public Present: Amber Soter, Z.A., Matt McNall, Amy McNall, Beth Wulfson, Bryce McNall, Margaret Greenwood, Donald Greenwood, Chris Sanborn, Tom Rocheleau, Nicole Rocheleau

GENERAL MINUTES:

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

7:05 PM Request of Matthew McNall for an **Administrative Review** hearing of a **proposed 2 lot subdivision** on the property located at 2108 Main Street and 77 Wagner Road (Parcel MA2108).

7:25 PM Request of Robert Rocheleau for a Site Plan Amendment hearing of the property located at 41 West Street Road (Parcel ID WE0041). The lot was formerly known as 227 Carroll Hill Rd (Parcel ID CH0227) and was part of a 3 lot subdivision.

8:15 PM- M. Varney made a motion to approve all the minutes from the May 8th, 2018 meeting. **C. Rainville** 2nd. All in favor.

8:19 PM- M. Varney made a motion to enter deliberative. **J. Heyer** 2nd. All in favor.

9:30 PM- C. Rainville made a motion to exit deliberative. **M. Varney** 2nd. All in favor.

9:40 PM – C. Rainville made a motion to adjourn. **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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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 June 12, 2018

Request of Matthew McNall for an **Administrative Review** hearing of a **proposed 2 lot subdivision** on the property located at 2108 Main Street and 77 Wagner Road (Parcel MA2108).

Members Present: Jason Heyer, Martha Varney & Claude Rainville

Public Present: Amber Soter, Z.A., Matt McNall, Amy McNall, Beth Wulfson, Bryce McNall, Margaret Greenwood, Donald Greenwood, Chris Sanborn, Tom Rocheleau, Nicole Rocheleau

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

This was an administrative review hearing. There has been a mobile home in this location for approximately 20 years. The intention is to subdivide off the mobile home location from the larger parcel. The total acreage of the project is approximately 52.92 acres. Lot 2 is 2.00 acres and will contain a single household dwelling. The dwelling on Lot 2 will utilize the existing septic and well. Lot 1 is approximately 50.92 acres.

The DRB asked that the ROW for the driveway be more clear and apparent on the final Mylar.

7:15 PM- M. Varney made a motion approve the Zoning Administrators recommendation for the 2 lot subdivision. **C. Rainville 2nd**. All in favor.

7:20 PM- M. Varney made a motion to permit any available DRB member to sign the mylar when it becomes available. **C. Rainville 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 June 12, 2018

Request of Robert Rocheleau for a Site Plan Amendment hearing of the property located at 41 West Street Road (Parcel ID WE0041). The lot was formerly known as 227 Carroll Hill Rd (Parcel ID CH0227) and was part of a 3 lot subdivision. This will be Sketch, Preliminary Plan and Final Plan Review all combined into one hearing. The request is expand building envelope and re-route the existing driveway and right of way.

Members Present: Jason Heyer, Martha Varney & Claude Rainville

Public Present: Amber Soter, Z.A., Matt McNall, Amy McNall, Beth Wulfson, Bryce McNall, Margaret Greenwood, Donald Greenwood, Chris Sanborn, Tom Rocheleau, Nicole Rocheleau

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

The Rocheleaus chose to amend this site plan so that they could create a larger building envelope than what was originally proposed. In creating a larger building envelope, it created the need to move an existing right-of-way benefiting Margaret and Donald Greenwood. Moving the ROW created concerns about meeting setback requirements and road standards, mostly with grade.

Mr. Greenwood expressed concerns over the setback requirements for a road in the future. As the ROW sits now the ROW does not meet setbacks to accompany a road but does for driveway, as with the proposed moved ROW. His ROW is 60ft wide which should be sufficient for a roadway but the way the development regulations are written, the setback requirements prohibit this.

Other questions were if the road was going to have fabric under it.

8:10- M. Varney made a motion to close the hearing and move to deliberative. **C. Rainville 2nd**. All in favor.

8:19 PM- M. Varney made a motion to enter deliberative. **C. Rainville 2nd**. All in favor.

9:30 PM- C. Rainville made a motion to exit deliberative. **M. Varney 2nd**. All in favor.

9:31 PM- The plan as proposed meets our current development regulations and should be approved but this hearing raises valid concerns regarding setback requirements for ROW's and landowners wishing to develop property that is accessed by ROW's. The Zoning Administrator will approach the Planning Commission regarding this issue.

C. Rainville moved to approve the Revision to LOT #2 of a previously approved three (3) lot subdivision located at 227 Carroll Hill Road (Parcel ID CA0227) with the Findings of Fact listed, and the following Conditions; M. Varney second. Wherefore, Final approval was granted to the application with Conditions, with the following people voting in the affirmative: J. Heyer, M. Varney, and C. Rainville.

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.