

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

June 14, 2016

7:15 PM- Request of Sunset View Estates LLC (Cheryl Lupien) for a Sketch Plan Review of a proposed 3-lot Planned Unit Development of an approximate 127.49 acre parcel which is identified in the Town Land Records as part of 45 Toof Road (TF0045).

Members Present: Jason Heyer, Michelle Dufresne, Claude Rainville, Nick Hibbard, M. Varney

Public Present: Doug Wolfe, Cheryl Lupien, James Boudah, Gordon Hill, Donna Hill, Debra Toof, Stuart Toof, Amber Soter, Z.A.

7:15 PM- J. Heyer called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

C. Lupien presented a very basic sketch plan for a proposed Planned Unit Development (PUD) on her 127 acre parcel. The number of building lots and the needed acreage for open land was discussed. At the meeting she proposed to create 6 new building lots versus 3 so that she can include them all in one PUD with the understanding that additional open space will be required. 5 acre building lots are required in the Conservation District so it was discussed how much open space is needed and what can and cannot be included in that calculation to meet the density requirements of the Conservation District for a PUD. The DRB told her that the area with the septic on it could be used towards the open space. C. Lupien stated she planned to retain ownership of the open land and continue to farm it. Access to the farm land was discussed.

As of now, the lots were positioned in a row with a single road with a cul-de-sac at the end. This is proposed like this to minimize road frontage impact. Lupien's proposal had the building lots abutted to the boundary line. A required 25' buffer for a PUD was discussed and moving the building lots to accommodate for this.

Gordon and Donna Hill questioned whether the property was a deer yard through the state because theirs is. They also asked if any screening and buffers may be required. The DRB responded that buffers and screening can be a condition on the approval if they deem it necessary. Donna Hill will give A. Soter the contact information for the abutting Homeowner's Association.

The DRB informed C. Lupien that the next step is to come with an actual survey of what she is proposing. The DRB will do a site visit prior to the next hearing. Both the site visit and the hearing will be warned accordingly.

8:10 PM- Initial sketch plan hearing was adjourned.

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.