

**Members Present:** Jason Heyer, Nick Hibbard, Michelle Dufresne, Claude Rainville, Martha Varney,

**Public Present:** Michael Gervais (engineer from Barnard and Gervais), Nathan Charboneau, Kari Brown, Kevin Brown, Edwrad Boucher, Bernadette Boucher and Amber Soter, Z.A.

**HEARING MINUTES:**

**8:00 PM- – Request of Kevin & Carole Brown** for a 2 lot Subdivision of property located at 319 Nichols Road (NI0319). The applicant has requested an Administrative Review of the 2 lot subdivision in accordance with Article 4, Section 4.3.C, Article 8.4 and all other applicable Sections of the Fairfax Development Regulations.

The warning was read, parties were sworn in and introductions were made.

**M. Gervais** of Barnard & Gervais presented the plan to the board. The septic for Lot 2 will remain on Lot 2, therefore there is a tad irregular shaped lot, but the boundary lines follow natural contours of the land. It was determined that turnaround is not required but can be placed if they would like. The DRB is unable to require a turnaround for the pre-existing home. Both lots will share a driveway so no new access permit will be required. Lot 1 will be a remaining 15.7 acres and Lot 2 will be 2 acres.

**8:12 PM- M. Varney** moved to approve the Zoning Administrators recommendation to approve the 2 lot Subdivision. **C. Rainville** 2<sup>nd</sup>. 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.*