

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Nick Hibbard, Martha Varney

Public Present: Amber Soter, Z.A., Mark Rainville, Sheri Rainville, Matthew Rainville, Mira Rainville, Colleen Steen, Brad Holden

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

7:01 PM- A. Soter added lighting discussion for the Dollar General.

7:05 PM- Request of Franklin South LLC, Mark & Sheri Rainville and, Matthew & Mira Rainville for a boundary line adjustment for the properties located at 1244 Main Street, 1250 Main Street and 12 Tuttle Street. Parcel ID's (MA1244, MA1250, TU0012). This does not have any proposed development.

This is a three way adjustment. Franklin South is giving land to both Rainvilles. Then, Matt and Mira are giving a piece to Mark and Sheri. This will make both the Rainville parcels more aligned with what they are currently using for their laws anyway. This will make the Auto Body shop conforming. The survey was difficult because the references were over a hundred years old. All parties are in agreement with the new markers. There was discussion about making the sq. footage transferred more easily depictable and also doing an acreage calculation. This will be added to the mylar as well as changing Tuttle Road to Tuttle Street.

7:25 PM M. Varney made a motion to approve the Zoning Administrators recommendation for the boundary line adjustments with conditions. **N. Hibbard 2nd**. All in favor.

7:28 PM N. Hibbard made a motion to allow Jason Heyer to come and review/approe final map and sign mylar when ready. **M. Varney 2nd**. All in favor.

7:35 PM M. Varney made a motion to approve the Minutes from July 23, 2019. **N. Hibbard 2nd**. All in favor.

Review of the Sunset View Estates LLC Mylar. It was explained how the calculation was created.

7:40 PM- N. Hibbard made a motion to approve the Sunset View Estates LLC Mylar; **M. Varney** second. All in favor.

The ZA was given a Mylar that showed a driveway change on the recent Decooman 2 lot subdivision. It is a simple change that has no effect on rules or regs.

7:45 PM- M. Varney moved to allow the ZA to make this change as outlined in Section 3.2.F of the Fairfax Development Regulations. **N. Hibbard** second. All in favor

The Dollar General presented the ZA with cut out sheets for new upgraded LED lighting. Lighting plans are not currently required in our site plan and we never had the original cut outs for the original proposed. What was presented looked good.

7:50 PM- N. Hibbard made a motion to allow the updated lighting plan; **M. Varney** second. All in favor.

8:10 PM – N. Hibbard 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.