

10/20/20

Development Review Board Meeting

Board Members Present: Suzanne Stritzler (Chair), Krystal Jenness, Terence Keating, Janet Young, Laura Gorsky

Acting Zoning administrator: Chris Ringer

Minutes for warned public hearing:

1. Final plat and plan for major (5 lot) subdivision hearing for Shane Sizen 146 Kay's Way, Fletcher Vermont.
2. **Present:** DRB board members listed above Shane Sizen his partner Kelley Brown, interested party Clovis Arel (adjoiner)

Via Zoom: Acting zoning administrator Chris Ringer, Mike Gervais (engineer for Sizen), interested party Duncan and Danielle Macaulay

Evidence presented:

- 1) Letter from Fairfax Fire department dated December 13 2019 outlining road requirements
- 2) Project plan and proposal from Barnard and Gervais, LLC dated August 28m, 2020
- 3) Settlement agreement and release between Arel and Sizen
- 4) Road Maintenance Agreement

Meeting was called to order at 7 PM

- A. Final plat and plans submitted were reviewed. Shane presented proposed changes to the final plat to eliminate turn off on Kay,s Way opposite Arel property and instead widen Kay's Way road to 18 feet with enlarged hammerhead at the end of this road just beyond turn off to the development. The road into the development will return to 16 foot width. The road will widen to a pull off on lot 2 where the road bends to 90 degrees and at the end of the development road on Lot 3 just beyond the driveway where it will end in a hammerhead. All as delineated on Plat Map and per the specifications outlined in the letter from the Fairfax Fire Department.
 - B. Mr Sizen said the road will be built VTrans A-76 standards for Towns and Development Roads. There was some discussion about using either an engineer's certificate or bond to assure the road has been done to the specs per DRB requirements.
 - C. There was some discussion about areas for trash collection but this will be the responsibility of each lot owner.
 - D. Per road maintenance agreement responsibility for road maintenance would be solely Shane's until the development is completed then each adjoiner on the road will share in the costs on a prorated basis. The road agreement delineates the means of choosing successor "representative".
 - E. Site protection and erosion control – there was some discussion regarding this dependent on when construction starts. Silt fences will be used during construction per project narration delineated for Lots 1, 3 and 4.
 - F. Macaulay asked for clarification on the size of the hammerheads the first of which is opposite his property. Shane proposed and the DRB agreed a vegetative shield was indicated to block lights from vehicular traffic shining into Macaulays home .
3. There was some discussion about phasing building of the projects in accordance with previous standard from developments with the intent of reducing impact on the town.
 4. When the mylar is submitted for signature it will need to reflect the road width changes discussed.

The hearing was closed at 8:16 and Discussion ensued in closed meeting. A decision will be written up by the chair within 45 days.

Submitted by Krystal Jenness