Village of Enosburg Falls

Development Review Board

**Tuesday, October 21, 2014**

**DRB members present:** Patrick Hayes-Chairman, Allen Demar Michael Bovat, Normand Gervais and Stephen Comeau.

**Clerk of DRB present:** Angela C. Wright, Zoning Administrator.

**Applicants present:** Gregory Spaulding and Sandra Spaulding

**Abutters/Interested Parties present: Anne Vaillancourt, abutter; John Bilodeau, abutter**

**Guest:** Butch Patch, Michael Larose

MINUTES OF THE MEETING

Board member, Patrick Hayes, called the meeting/hearing to order at 6:35 p.m.

Patrick Hayes read the notice and Sandra Spaulding and Gregory Spaulding were sworn in and presented the proposed four (4) lot subdivision.

Gregory Spaulding described the plan for a four lot subdivision by increasing the frontage of each lot in width, but not length, thereby changing the previously approved 5 lot subdivision into a 4 lot subdivision. Gregory advised that no other land that he currently owns will be changed. Gregory and Sandra presented a preliminary plan of the proposed subdivision as follows: The previously approved lots were approved as Lot 2 - 0.80 acres; Lot 3 - 0.73 acres; Lot 4 – 0.72 acres; Lot 5 – 0.71 acres; Lot 6 – 0.1 acres. The proposed lots are Lot 1 – 0.99 acres; Lot 2 – 0.91 acres; Lot 3 – 0.90 acres; Lot 4 – 0.90 acres. Gregory advised that they are proposing mound systems to be located on the remaining acreage owned by Gregory and Sandra conveyed to them in the previously approved subdivision of Normand Gervais.

Allen Demar advised the applicants that any future plans of developing the lots would be an additional permitting process and that this hearing is only for the purpose of discussing the proposed subdivision.

Anne Vaillancourt, an abutting owner to the subject property, asked if the Board will be deciding on water and sewer for the proposed subdivision at the hearing. Allen Demar advised that this hearing will only be to consider the proposed 4 lots subdivision, and water and sewer would be decided at a different time.

The property lies in Low Residential District. The DRB can approve lot size, frontage and setback requirements for lots created in the Low Residential District. The requirements for a lot in the Low Residential District for a single family dwelling with offsite water and/or sewer are 20,000 square feet and 150 feet of frontage. The proposed Lots 1 through 4 can meet the Low Residential District requirements.

Allen made a motion to recess the hearing to deliberate at 6:45p.m., Normand Gervais seconded the motion and it passed 5-0.

The Board entered into private deliberative session where a decision was made to approve permit DRB-17-14 with conditions as follows:

Lot 1 will contain 0.99 acres with a frontage of 200.28 feet; Lot 2 will contain 0.91 acres with a frontage of 200.28 feet; Lot 3 will contain 0.90 acres with 200.28 feet; Lot 4 – 0.90 acres with a frontage of 200.28 feet. The remaining land owned by Gregory and Sandra Spaulding conveyed to them by Normand Gervais in a previously approved 7 lot subdivision will remain the same.

The Clerk was instructed to write findings and have them reviewed and signed by the Board then mailed to the applicants, Gregory and Sandra Spaulding by certified mail.

Other business:

The Board discussed an application received by the State of Vermont concerning updating the lighting system at the Armory located on Pearl Street in the Village of Enosburg. The Board reviewed a letter received from Robert Gingras. Colonel, US Army, Construction & Facilities Management Officer which stated that the jurisdictional authority rests with Federal interest and thereby this project is not subject to local permitting due to the interference with the regulatory requirements and intended functional use as an Armory.

It was the consensus of the Board to allow the updating of the lighting system provided that the lighting is downcast and does not interfere with the use and enjoyment of properties owned by residents in the area.

Allen Demar discussed the proposed merger of the Town and Village Development Review Boards and possible members to comprise the board as a result of the merger.

Stephen Comeau made a motion to adjourn the meeting at 8:00 p.m., Normand Gervais seconded the motion and it passed 5-0 in favor.

Respectfully Submitted,

Angela C. Wright

Zoning Administrator/Clerk of the DRB