

**Town of Enosburgh  
Minutes of the Meeting  
of the  
Consolidated Development Review Board**

**November 14, 2018**

**Present:**

Steve Comeau

Rick Clark

Polly Rico

Amanda Cronin

Pat Hayes

Angela Wright, clerk

**Public Present:**

Luke Willey

Lyle Willey

Marcel Parent

Michael Gervais

Andre Jette

Susan Jette

Raymond Laporte

Kathleen Spears

Suzanne Martin

Brian Green

Richard Green

Liz Jackson

Carroll Peters

---

Polly reads the agenda, opens hearing at 6:30 pm.

Application S-2-18 Village - Polly calls first applicants, Andre and Susan Jette and Michael Gervais, to the table and applicants are sworn in at 6:35 pm.

Michael explains proposed 2 lot subdivision for Final Plan approval. Changes from last plan are the addition of the sewer line easement depicted on plan. Applicants met with village for water and sewer hookups. Will be boring under road for water. Sewer will tie into neighboring sewer pipe. Village approved allocation. The access to lot 1 goes thru 26.72 easement area over the neighboring Jackson property. None of the subject property is located in Conservation District. Final plan meets requirements of Regulations. No further discussion.

Polly explains appeal rights to the applicants. Polly closes the public hearing at 6:40 pm.

Application S-3-18 Town - Polly opens public hearing at 6:41. Polly swears in Marcel Parent, applicant and Michael Gervais. Michael explains the proposal. Property is a 2 lot subdivision, existing house is located on lot 1, the back field is lot 2 is which will be accessed through a 50 foot right of way. The existing right of way on proposed lot 1 was used to access the neighboring Snow property. Proposing to continue using right of way to continue to use it to access back lot 2. The original parcel (lot 1 and 2) was created in the 60's. No proposed development on lot 2 (vacant/deferred). No wetland or drainage in proposed right of way. The right of way used to access lot 2 is 213' in length. The request at this hearing will only be for sketch approval because Michael Gervais needs a boundary line agreement between Marcel Parent and abutters, Wright, before final plan approval. No further discussion.

Polly explains appeal rights to all present and closes hearing at 6:50 pm.

Application S-3-18 (Village) for Sketch plan review of Kathleen and William spears. Kathleen Spears and Michael Gervais are sworn in.

Michael explains proposal. Applicants, Spears, own two parcels. Proposing to create lots 1a of 59 acres and 1b of 3.9 acres and with existing lot 2e. Planning to construct new house and septic on Lot 2E. All lots have required road frontage. Lot 1b has road frontage with a 25 foot right of way for ingress and egress to be shared by Lot 1a and Lot 1b. A proposed boundary line adjustment is moving the southern line of 2e to increase from 5.8 to 6.6 acres. Lot 2e is subject to a right of way benefitting lot 1a on the easterly side. No proposed development on lot 1a comprising 59 acres. No further discussion. Polly closes hearing at 7:01 and discusses appeal options.

Application S-2-18 (Town) Carroll Peters and Raymond Laporte are sworn in at 7:03 pm. Carroll explains proposal. Applicants is proposed a boundary line adjustment at 3490 Woodward Neighborhood Road (Lot 9) based upon last meeting with DRB where board suggested property at 2535 Perley be adjusted to meet dimensional requirements and to avoid creating a hardship. Laporte owns neighboring lot 9 located westerly of and contiguous to Lot 9A. Proposing a two lot subdivision. Increased previously proposed llt 9-2 by 1.66 acres leaving lot 9A with 8.35 acres. The proposed two lot subdivision lot 9-1 IS 6.58 acres has adequate road frontage and proposed 9-2 with proposed boundary line adjustment meets dimensional requirements with 5.35 acres. Currently 9-1 has a building on it, and proposed building on 9-2. State wastewater permit has been issued and recorded in the Town land records. A curb cut for the driveway for Lot 9-2 was applied for and awaits approval from the Selectboard. A septic easement is proposed on lot 9-1 benefitting lot 9-2. No further discussion. Appeal rights are explained. Hearing is closed at 7:15.

Application SPA-3-18 village – Brian Greene, Liz Jackson and Rick Greene are sworn in at 7:18. Brian described proposal as burying a 10,000 gallon water storage tank which will hold processed water from the existing tank washing facility in the industrial park. Applicant is planning to ship water to Purpose Energy when tank is full. Also working on long term future plan with Purpose Energy to have their own

digester if the project is deemed cost effective. Otherwise will continue to transport off site and not utilize the Village system. The distance between the existing building and the proposed tank is approximately 40 feet from existing building. Tank will be constructed of steel. No waste or sewer will go into this tank. Strictly water from tank wash. Sewage will continue into village system. No outlet to village. No proposed roads associated with the location of the tank. Luke Willey of Rugiano Engineering advised that Act 250 is not needed at this point until they submit ww application at which time a determination will be made as to requirement for Act 250 permitting. No proposed change of use to building or to lot. No further discussion. Hearing closes at 7:28 pm. Polly explains appeal rights to applicants.

Application SPA-4-18 Village – Abundant life is represented by Lyle Willey and Suzanne Martin is present to represent Champlain Housing Trust, the owner of the building housing the Abundant Life Fellowship. Lyle explains proposal. Abundant Life Fellowship currently occupies 321 main and now wants to lease 331 main, a neighboring unit. The unit will be used for continued/expanded space for the church for the children's program. Proposing a bathroom to 331 main street. No increase for parking or traffic. Same access points as currently exists. No walls or reconfiguration of the unit except for proposed bathroom. No added employees. No further questions. Hearing closes at 7:36 pm. Polly explains appeal rights to applicants.

Amanda Cronin motions to go into deliberative session. Pat seconds motion. Motion passes at 7:48 pm.

Amanda Cronin motions to come out of deliberative session, seconded by Steve. All in favor. Motion passes 4-0.

S-2-18 (Village) Andre and Susan Jette application for final plan approval is approved with no conditions. Pat Hayes motions to approve without conditions, seconded by Rick Clark. Motions passes 4-0 in favor.

S-3-18 (Town) Marcel Parent application – Amanda motions to approve sketch plan with suggestions that Right of way proposed to access the back lot (Lot #2) needs to be clearly depicted on the plan, boundary lines need to be determined. Motion is seconded by Pat. Motion passes 4-0 in favor.

S-3-18 (Village) William Spears application – Steve Comeau motions to approve the request for sketch plan approval for the proposed two lot subdivision and boundary line adjustments, seconded by Rick. Motion passes 4-0 in favor.

S-2-18 (Town) Raymond Laporte application – Amanda Cronin motions to approve the application for final plan approval of the proposed boundary line adjustment of Lot 9 and 2 lot subdivision (Lot 9-1 and Lot 9-2). Motion is seconded by Steve Comeau. Motions passes 4-0 in favor.

SPA-3-18 - 79 (Village) Gibson Drive, LLC application – Amanda Cronin motions to approve the request for site plan approval amendment. The motion is seconded by Rick. Motion passes 4-0 in favor.

SPA-4-18 (Village) Abundant life – Amanda Cronin motions to approve the site plan approval, motion is seconded by Rick. Motion passes 4-0 in favor.

Minutes of the October meeting were not reviewed.

Steve Comeau motions to adjourn the meeting, the motion is seconded by Amanda Cronin. Meeting adjourns at 8:50 pm.