

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

December 12, 2018

Present:

Steve Comeau

Mike Bovat

Polly Rico

Amanda Cronin

Pat Hayes

Angela Wright, clerk

Public Present:

Owen Speulstra, McDonald's Engineer

Michael Gervais

Polly reads the agenda, opens hearing at 6:34 pm.

Application S-3-18 (**Town**) – Michael Gervais, representing Marcel Parent, is sworn in at 6:37 pm.

Michael explains the clarifications made on the subdivision plat. The proposed easement and existing drive are more clearly defined. The proposed easement will be in a flat area next to the existing drive. The acreage of Lot 2 was very slightly increased. Michael advised that the mylar will include a notation concerning an boundary line agreement between Wrights and Parent regarding depicting the property lines based upon the original location of the “woven wire fence” and “barbed wire fence”

Polly explains appeal rights to the applicants. Polly ends the portion of the public hearing at 6:44 pm.

Application S-3-18 (**Village**) – This portion of the public hearing opens at 6:45. Michael Gervais, representing William and Kathy Spears, is still sworn in.

There were slight changes to the sketch plan in acreage of the lots, which is due to final survey. Other than those small changes, there were no other changes made. Both easements are 25’.

Polly explains appeal rights and ends public portion of hearing at 6:50 pm.

Application SPA-5-18 (Village) – Owen Speulstra is sworn in and the public hearing begins at 6:51 pm.

Owen explains the proposed changes to the McDonald's lot. Site changes will be minor. Parking will be amended to be ADA compliant, as well as sidewalks and ramps. New sidewalks along south side of building. New ramps in that area, new ramp in front of building. Proposed sidewalk toward the south side of the lot, connecting to existing sidewalks on the opposite side of Jayview Drive. Parking lot entrances will remain the same. New menu board will be digital, as well as the pre-browse board. The sidewalk will go across the west side of the parking area, then to a crosswalk across Jayview Drive to connect to the existing village sidewalk system. Bathrooms will be updated to be ADA compliant and fixtures will be replaced, potentially reducing water usage.

Exterior of building will be remodeled. Pitched roof will be removed, with plank siding on the whole elevation. Footprint of the building will not change. The colors will be shades of grey. There will be no added parking spaces.

The side of the building facing Sampsonville Road doesn't have a proposed sign, but there may be a request for a sign on that side. Site lighting will not change. The proposed building-mounted lights would be downcast and mainly light the walkway. Proposed downcast lighting under small roofs covering drive-through windows. Proposed canopies over entrance doors on south and west sides of building. Total square footage of proposed signs would be 94 square feet. Current signs are 121.4 square feet.

Proposed signs are internally illuminated.

Act250 amendment has been submitted.

Hearing closes at 7:13 pm. Polly explains appeal rights.

Steve Comeau motions to go into deliberative session. Pat seconds motion. Motion passes 4-0 at 7:19 pm.

Steve Comeau motions to come out of deliberative session, seconded by Pat. All in favor. Motion passes 4-0 at 7:43pm.

S-3-18 (Town) Marcel Parent application for final plan review is approved with no conditions. Pat Hayes motions to approve without conditions, seconded by Mike Bovat. Motions passes 4-0 in favor.

S-3-18 (Village) William and Kathleen Spears application for final plan review is approved without conditions – Steve Comeau motions to approve, seconded by Pat Hayes. Motion passes 4-0 in favor.

SPA-5-18 (Village) McDonald's application for Site Plan Approval (Amendment to previous Site Plan Approval 8-99) is approved – Mike Bovat motions to approve, seconded by Pat Hayes. Motion passes 4-0 in favor.

Minutes of the October and November meetings were reviewed. Pat Hayes makes a motion to approve the minutes, Steve Comeau seconds the motion. Motion passes 4-0.

Pat Hayes motions to adjourn the meeting, the motion is seconded by Mike Bovat. Meeting adjourns at 7:54 pm.

Minutes taken by Amanda Cronin