**TOWN OF ENOSBURGH FALLS**

**Notice of Public Hearing**

**Before the**

**consolidated Development Review Board**

Pursuant to 24 V.S.A., Chapter 117, together with the Town of Enosburgh Development Bylaw and the Enosburg Falls Village Land Use and Development Regulations, a Public Hearing before the consolidated Town and Village Development Review Board will be held on Wednesday, November 9, 2016, commencing at 6:30 pm at the Emergency Services Building, 83 Sampsonville Road, Enosburg Falls, VT, to consider:

**6:35 pm** Application #CUP-3-16 Request of Suzanne Hull-Parent for Conditional Use Approval and SPA-4-16 Site Plan Approval under Town of Enosburgh Development Bylaw, Article 3, Section 3.3 and 3.4 and Section 2.3(g) (Wetland Overlay) for approval of a proposal to construct 3 – 10’ x 40’ additions to existing self-storage units (Light Industry use) currently owned by Enosburg Nutshell Storage, LLC., located at 34 White Road in the Agricultural District and **Wetland Overlay**. Parcel ID #WR0034.

Application # SD-2-16Request forFinal Plan Review of a Boundary Line Adjustment accessed by a proposed 50 foot wide right of way submitted for approval under Village of Enosburg Land Use and Development Regulations Article 7, Section 7.2. The proposed lot #1 is owned by Benoit Pothier and is located at 754 West Berkshire Road and proposed lot 2 is owned by Benoit and Rita Pothier and is located at 921 West Berkshire Road Village of Enosburg Falls. Both lots are located in the **Conservation District**. Parcel ID #WB0754 and WB0921.

Application #CUP-2-16-1 for Conditional Use Review and Application #SPA-2-16-1 for Site Plan Review to consider a proposed expansion of the current RL Vallee property, a convenience store/gas station, located at 518 Pearl Street. Applicant is proposing using the neighboring property at 440 Pearl Street as additional truck and car parking lot to be used in conjunction with the existing convenience store at 518 Pearl Street. Applicant is also proposing relocation of the existing above-ground kerosene tank, dumpster, air/vacuum tower, power pole with transformers, and installation of additional lighting, pursuant to Article 3, Section 3.2 and Section 3.3; Article 4, Section 4.2 and Section 4.10; Article 5, Section 5.3 The property at 518 Pearl Street is owned by RL Vallee, Inc., and the property located at 440 Pearl Street is currently owned by Kenneth and JoAnne Fiske. Both lots are located in the Commercial District. Parcel ID #PE0518 and PE0440.

Approval of minutes from previous meeting

 …..any other business.

**Notice: Pursuant to 24 V.S.A. 4464, participation in the local proceeding is a prerequisite to the right to take any subsequent appeal. All interested parties are encouraged to attend. All applications and files may be reviewed prior to the Hearing upon request. Files are located at the Town Clerk’s office in the Zoning files.**