**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, August 9, 2017, commencing at 6:30 pm at the Emergency Services Building, 83 Sampsonville Road, Enosburg Falls, VT, to consider:

**6:35 pm** Application #S-2-17 submitted by Anthony Nichols and Kim Nichols for Final Plan Review of a 4 lot subdivision and request for approval of a 50 foot wide right of way. The proposed subdivision consists of 3 lots located in Enosburg, 1 lot located in Sheldon. The proposed subdivision is located at 1032 Duffy Hill Road. This application is reviewed under Town of Enosburgh Development Bylaw Article 7 and any other applicable Articles. The property is owned by Anthony Nichols and Kim Nichols. The property is located in the Rural Residential District. Parcel ID #DH1032.

 Application #CUP-4-17 submitted by Timothy Johnson and Marvin Johnson seeking conditional use approval of a proposed mixed use consisting of two commercial spaces (Professional Service and Retail) and 2 apartments (two-family dwelling). Application #SPA-4-17 submitted for Site Plan Review for the above-described proposal. This application is reviewed under Village of Enosburg Land Use and Development Regulations Article 2, Article 3, Article 4, Article 5, Section 5.12 *“Mixed Use”* and any other applicable Articles. The property is located at 261 Main Street, is owned by Timothy Johnson and Marvin Johnson, and is located in the Central Business District. Parcel ID #MS0261.

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.**