Village of Enosburg Falls

Development Review Board

**Tuesday, February 17, 2015**

**DRB members present:** Steve Comeau, Polly Rico, Michael Bovat

**Zoning Administrator Present:** Angela C. Wright

**Applicants present:** Gregory & Sandra Spaulding, Justin Bosley, Greg Abbott

MINUTES OF THE MEETING

Polly Rico, acting chairperson, called the hearing to order at 6:37 p.m.

Polly reads the hearing notice.

Gregory and Sandra Spaulding were sworn in. Angie states that the re-subdivision has been approved and was submitted for final plan review. The subdivision was originally 5 lots, but was re-subdivided to consist of 4 larger lots.

Michael Larose, an onlooker, asks if the subdivision is considered ‘minor’ or ‘major’. Discussion ensues as page 58, Section 7.2 of the ‘Enosburg Falls Village Land Use and Development Regulations’ are referenced. Part ‘c’ may need some clarification, as the proposed leach fields and private septic systems will technically be constructed on a piece of land owned by the applicants which is not included as part of the subdivision. Applicants state that no earthmoving activities will take place except those incidental to construction of a single-family dwelling on each lot.

Valentine Bonk asks if there will be any extra water runoff from the new lots. Gregory says he will redirect any water toward existing brook, away from Val’s property. Ditching will be on the opposite side of the road.

Michael Larose asks if mound systems will be constructed on cleared land. Gregory states that most of the land for the mound systems has already been cleared, and that an additional 5-6 trees may need to be removed. The land has been perk tested where the septic systems will be.

Michael Larose asks if there is a list of abutting landowners. Angela reads the list of abutting landowners as: Jonathan Elwell, Philip and Suzanne Parent, Butch Patch, Valentine Bonk, John Bilodeau, Anthony Larose and Sarah Noel, Janet Larose, and Anne Vaillancourt.

At 7:05 pm, as there are no other comments from the public, Gregory and Sandra Spaulding’s case is adjourned.

*After the meeting was adjourned and most of the public had left, Philip Parent, who is significantly hearing impaired and chose not to speak during the hearing, brought forward to the Board a concern about the sewage footprint setbacks as it pertains to his abutting property.*

Justin Bosley is sworn in. His office space at 391 Main Street in Enosburg Falls is currently being used as a professional/office space being used as a brokerage for transportation of goods. The previous use of the space was as a retail store (herbal store). Regulations state that if there is no prior site plan review on file then one needs to take place. As no prior site plan review is found, Justin is asking to have one completed. There are no employees at the site.

No interested parties speak.

At 7:10, as there are no comments from the public, Justin Bosley’s case is adjourned.

Greg Abbott is sworn in. Greg was found in violation of Sections 1.3, 9.4 and Table 2.1 of the Enosburg Falls Village Land Use and Development Regulations’. He is here to appeal the Zoning Administrator’s decision of violation. Angela Wright, Zoning Administrator, states that the Appellant has received, by certified mail, a Violation letter which sets forth the specific Violation of the Regulations and the fine imposition. Angela also states that the Planning Commission has drafted a recommendation to amend the bylaw to allow indoor auction houses in the Central Business District.

Many members of the public speak in support of Greg’s auctions which take place on Friday nights.

Avis Anderson, an abutter, voices her concern about the use of her driveway, of which Greg has right of way. She states that she is concerned about being liable if someone from Greg’s business was to be injured on her property. Greg states that he will consult with his insurance company to make sure that his insurance policy would cover any injuries sustained by his customers on the property in question.

With no further statements from the public, Greg’s case is adjourned at 7:30pm.

Steve Comeau moves to enter deliberative session, Michael Bovat seconds. The motion passes unanimously and deliberative session begins at 8:10pm.

In the case of the request for approval of the Final Plan for a 4 lot subdivision of Gregory & Sandra Spaulding, the Board has decided that there is a need for more information in order to approve the Final Plan. Steve Comeau moves to request more information, Polly Rico seconds the motion. The motion passes unanimously.

In the case of Justin Bosley’s application for Site Plan Approval, Steve Comeau moves to approve Mr. Bosley’s application with no conditions. Polly Rico seconds the motion and the motion passes unanimously.

In the case of Greg Abbott’s appeal of the Zoning Administrator’s decision, Steve Comeau moves to table the topic until a later date. Polly Rico seconds the motion and the motion passes unanimously.

Steve Comeau moves to adjourn. Polly Rico seconds the motion and the meeting is adjourned at 9:33pm

Respectfully submitted,

Amanda Cronin, Planning Commission Secretary