

Town of Enosburg Falls
Consolidated Development Review Board
9, 2018

MINUTES

PRESENT:

DRB members-
Polly Rico, Chair
Patrick Hayes
Amanda Cronin
Steve Comeau

Angela Wright, Zoning Administrator And DRB clerk

Applicants, representatives of applicants, and abutters and public-

Roy Hango
Janet Bonneau
Dana Howard
Lucius Thompson
Laurie Thompson
Michael Gervais

Polly opened hearing at 6:33 pm and read the Notice and Agenda to all in attendance.

Application S-1-18 – Roy Hango present to describe sketch plan for two lot subdivision on Duffy Hill Road. Janet Bonneau and Dana Howard are also present. All are sworn in by Polly. Mr. Hango lot 1 is for a future home, lot 2 has existing single family home. Septic easement for lot 1 is located on lot 2. Water supply exists on each lot. Project has State subdivision, seeking local approval. The driveway is serving lot 2 and will serve lot 1. The State wastewater permit is being corrected to reflect at least 200 feet of road frontage for each lot. Public hearing closed at 6:45 pm.

Application S-1-18 – Hearing opens at 6:45 pm. Roy Hango present to describe Final plan for two lot subdivision on Duffy Hill Road. Janet Bonneau and Dana Howard are also present. All

are sworn in by Polly. No changes in testimony since sketch plan hearing. Public hearing closed at 6:47 pm.

Application W-1-18 Public hearing opens at 6:50 pm. Bethany Remmers present. Hearing opened at 6:48 pm. Bethan is sworn in. Polly recuses herself since she is a Selectboard member. Michael Gervais, a planning commission member, steps in to fulfill the quorum requirement. Bethany Remmers advises that she is the project manager for the Town of Enosburgh for the salt shed project. She describes the request as asking for a waiver of the 75' requirement for commercial use to 50% leaving the requested setback at a 37.5 foot setback. Proposing to remove the existing sand piles and will construct the salt shed at the same grade of Tyler Branch Road. Proposing the existing town access continues off of Route 108 only with no planned access way into the property. The size of the proposed salt/sand shed 180' x 180' with a height of 35 feet. No further questions ensue. Pat Hayes describes appeal options and time frame of review of process. Public hearing closes at 7:03 pm.

Application CUP-1-18 and SPA-1-18 - Lucius Thompson is present with Michael Gervais. Both are sworn in by Polly. Michael describes the proposal. There are three existing single family dwelling. Remove one house and replace with new single family dwelling. 24 x 40 removing and replacing with 28x46 proposed. The issue nonconformity is more than one dwelling on a lot. All are grandfathered. Not proposing to create more of a non-conforming use, but removing and replacing with new single family dwelling. Lucius describes that he'll build new house then remove existing house and will not have to replace existing wastewater system. The two mobile homes will remain in place. The State has an exemption provision saying applicant can use same system if replacing house with another house with exact same bedrooms. No proposed rights of way. No further questions ensue. Polly described appeal rights and review process. Public hearing closes at 7:16 pm.

Amanda motions to go into deliberative session. Motion passes. Board goes into deliberative session at 7:20 pm.

Steve Comeau motions to come out of deliberative session. Motion Passes. Board comes out of deliberative session at 7:48.

Amanda motions to go into deliberative session. Motion passes. Board goes into deliberative session at 8:50 pm.

Steve Comeau motions to come out of deliberative session. Motion Passes. Board comes out of deliberative session at 9:00.

Amanda Cronin motions to go into deliberative session. Patrick Hayes seconds motion to enter deliberative session. Motion passes at 6:52 pm.

Amanda makes motion to come out of deliberative session, Pat Hayes seconds the motion.

No further business is discussed.

Patrick Hayes motions to adjourn, Amanda Cronin seconds the motion. Motion passes 4-0 in favor.

Meeting closes at 9:05 pm.