

TOWN OF ENOSBURGH
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 14, 2018, commencing at 6:30 pm at the Emergency Services Building, 83 Sampsonville Road, Enosburg Falls, VT, to consider:

6:35 pm Application #S-2-18 (**Village**) for Final Plan Review of a proposed two (2) lot subdivision with request for access easement on a public highway for property located on Water Tower Road, pursuant to Article 7 *Subdivision Review* of the Enosburg Falls Village Land Use and Development Regulations. This property is owned by **Andre Jette and Susan Jette** formerly known as Susan Reed, and is located at 452 Water Tower Road in the Village of Enosburg. The property is located in the Low Density Residential District. Parcel ID #WT0452 contains approximately 10.2 acres of land.

Application #S-3-18 (**Town**) Final Plan Review following Administrative Review of a proposed two-lot subdivision, Lot 1 will contain 1.72 acres and the existing residence and accessory buildings with a wastewater replacement area, and Lot 2 will contain 1.09 acres, and will be vacant deferred land with a 50' right of way access through lot 1 for ingress and egress. The applicant seeks approval under Town of Enosburgh Development Bylaw Article 7, Section 7.2(c)(1), and any other applicable articles and sections. The property is owned by **Marcel Parent**. The property is located at 2618 West Enosburgh Road and is located in the Agricultural District. Parcel ID #WE2618.

Application #S-3-18 (**Village**) for Sketch Plan Review of a proposed boundary line adjustment and two (2) lot subdivision with a request for a 25' wide easement through proposed lot 1A for ingress and egress to proposed Lot 1B (which borders Duffy Hill Road) as well as a 25' wide easement through Lot 2E (which borders West Enosburgh Road aka Route 108) for ingress and egress to proposed Lot 1A. This application is reviewed under Article 7 *Subdivision Review* of the Enosburg Falls Village Land Use and Development Regulations. This property is owned by **William Spears and Kathleen Spears**, and is located at 185 and 187 Duffy Hill Road in the Village of Enosburg. The property is located in the Low Density Residential District. Parcel ID #DH0185 and #DH0187. Lot 1 contains 63 acres +/- and Lot 2E contains 7 acres +/-.

Application #S-2-18 (**Town**) Final Plan Review following Administrative Review of a proposed boundary line adjustment and two-lot subdivision for approval under Town of Enosburgh Development Bylaw Article 7, Section 7.2(c)(1), and any other applicable articles and sections. The property is owned by **Raymond A. Laporte**. The property is located at 2535 Perley Road and is located in the Rural Residential District. Parcel ID #PR2535.

Application # SPA-3-18 (**Village**) for Site Plan Approval (Amendment to previous Site Plan Approval #DRB-06-14 – truck terminal facility with office space and tank wash bays). This application is reviewed under Article 3, Section 3.3 Applicant, 79 Gibson Drive LLC, through its duly authorized agent, Richard Green, requests site plan approval amendment for a proposed underground 10,000 gallon holding tank with associated underground pipes to be used in conjunction with the existing tank wash facility. The property is owned by 79 Gibson Drive, LLC., and is located at 79 Gibson Drive in the Village of Enosburg. The property is located in the Industrial District. Parcel ID #GD0079.

Application # SPA-4-18 (**Village**) for Site Plan Approval (Amendment to previous Site Plan Approval). This application is reviewed under Article 3, Section 3.3 Applicant, Abundant Life Fellowship of Northern Vermont, through its duly authorized agent, Lyle Willey, requests site plan approval amendment for a proposed extension/continuation of the existing place of worship currently existing at 321 Main Street into 331 Main Street to be used for additional space for worship and associated church functions. The property is owned by Falls Housing Limited Partnership, and is located at 331 Main Street in the Village of Enosburg. The property is located in the Central Business District. Parcel ID #MS0331.

Approval of minutes from the October 2018 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.