

Town of Enosburgh
Consolidated Development Review Board
October 10, 2018

MINUTES

PRESENT:

DRB Members:

Michael Bovat
Steve Comeau
Normand Gervais
Rick Clark
Polly Rico
Amanda Cronin
Pat Hayes (arrived at hearing at 6:47)

Angela Wright, DRB clerk

Applicants, representatives of applicants, abutters and Public:

Andre and Susan Jette
Armistice Travis Ryan
Michael Dugan
Michael Gervais
Martin Woldow
Claudia Woldow

Polly reads the agenda, opens hearing at 6:35 pm.

Polly calls first applicants, Andre and Susan Jette and Michael Gervais, to the table and all are sworn in at 6:37.

Michael explains proposed 2 lot subdivision. Property does not have required frontage for lot 1. Lot 1 has existing house and garage and requesting the use of an existing easement for ingress and egress to access two dwellings and lot 2 has required 150 minimum lot frontage. The remainder of the proposal meets all dimensional requirements. Existing easement on lot 2 in favor of Magoon and has no restrictions saying Jette cannot use it. There is municipal water and sewer available for the lots. Sketch plan meets requirements of Regulations. No further discussion.

Polly explains appeal rights to the applicants. Polly closes the public hearing at 6:45 pm.

Polly opens public hearing at 6:46. Polly swears in Armistice "Travis" Ryan, applicant and Michael Dugan, architect. Travis Ryan explains proposal. Retail and custom cutting and full deli. Michael Dugan discusses stairway leading to second floor of existing building. The upper level is proposed to be for business office and additional space for meat market. Has deeded easement to use alley way. Will make building handicap accessible. Currently has steep ramp to access which is noncompliant. Planning to rebuild ramp and will move to the west slightly. The exit stairway from former upstairs apartment will be removed from west side. Will install an exterior smoker on the southwest corner of the property. The new condenser units will be constructed on the roof of the back lean-to/porch structure. Lean-to/Porch structure will be made to have walls and be part of the main structure.

Smoker does not run 24 hours per day. Will be run during business hours. Will be small electric pellet smoker. Large scale will be done offsite. No structure being built for the smoker.

Normand asks if there will be rental lockers, Travis is planning some locker rental space.

Polly asks for map reflecting no door on west side. Polly explains appeal rights to all present and closes hearing at 7:10 pm.

Amanda Cronin motions to go into deliberative session. Pat seconds motion. Motion passes at 7:15

Normand Gervais motions to come out of deliberative session, seconded my Amanda. All in favor. Motion passes at 7:57.

Based upon the facts and findings, Patrick Hayes motions to approve the application for Sketch Plan Approval, with the condition that easement be reflected on the plan that demonstrates that the dimensional requirement of 150 feet of road frontage is met. Motion is seconded by Amanda Cronin. All in favor, request for is APPROVED. ALL IN FAVOR, 0 DECENT.

Based upon the facts and findings, Amanda Cronin motions to approve the application for Site Plan Approval, with the condition that the final plan map is devoid of the door on the west side of the property and accurate placement of the handicap ramp on the north side of the building. Motion is seconded by Steve Comeau. All in favor, request for is APPROVED. All IN FAVOR, 0 DECENT.

Pat moves to approve minutes of the September 12, 2018 meeting, Normand Gervais seconds the motion. All in favor. Motion passes.

Rick Clark moves to adjourn the meeting, motion is seconded by Amanda Cronin. All in favor. Motion passes. Meeting is adjourned at 8:30 pm.