

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, December 12, 2018, commencing at 6:30 pm at the Emergency Services Building, 83 Sampsonville Road, Enosburg Falls, VT, to consider:

6:35 pm Application #S-3-18 (**Town**) Final Plan 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, 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 Final 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 # SPA-5-18 (**Village**) for Site Plan Approval (Amendment to previous Site Plan Approval 8-99 for "McDonald's" restaurant. This application is reviewed under Article 3, Section 3.3. Applicant, McDonald's Corporation, through its duly authorized agent, Brian Sheedy, is represented by Owen Speulstra of Bohler Engineering, and requests site plan approval (amendment) for proposed site work changes including construction of ADA compliant travel paths, ramps and parking spaces as well as ADA compliant sidewalks added to the existing sidewalk to Jayview Drive. The property is owned by Pomerleau

Family LLC and is located at 41 Jayview Drive in the Village of Enosburg. The property is located in the Commercial District. Parcel ID #JV0041.

Approval of minutes from the October and November 2018 meetings.

.....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.

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