

**Town of Enosburgh
Minutes of the Meeting
of the
Consolidated Development Review Board
July 10, 2019**

Present:

Rick Clark
Pat Hayes
Jessica Eagles
Michael Bovat
Steve Comeau

Angela Wright, clerk

Public Present:

Margo Sherwood
Michael Gervais
Terry Magnan
Bailey Donna

Pat Hayes, chair, reads the agenda, opens hearing at 6:34 pm.

Application SPA 9-19 (Village) for Site Plan Approval and CUP-3-19 (Village) for Conditional Use Approval for a mixed use application for property located at 391 Main Street. Margo Sherwood and Bailey Donna are sworn in at 6:40 pm. Margo explains the purpose of her application. Proposing a real estate office in the front office and a dog grooming business with Bailey Donna in the rear space with a handicap entrance on the North side. Proposed hours 8 – 5 pm, 7 days weeks and by appointment. No lighting proposed at this point. No employees proposed in real estate office, maybe one employee in the dog grooming space, possibly part time. Proposing on-street parking. Margo is proposing a mural on the north side of the building and submitted draft plans to the board for review. No further questions. Pat explains the appeal process. 7:05 pm.

Pat requested to move over the Franklin Foods application on the agenda since there is no more testimony being take. Motion made by Steve Comeau and seconded by Rick. Motion passes. 7:06 pm.

Application SPA-3-19 (Town) for Site Plan Approval and CUP-3-19. Magnan, Terry and Joanne (Country Boy Classics) Pat explains that the board is revisiting this application from its status as a TABLED application from June 12, 2019 DRB hearing. Terry and Michael Gervais are sworn in at 7:07 . Michael

describes amended narrative to clarify the applicant's intended use. The proposed principal uses are the outdoor rec, campground with others falling in as accessory uses to those principal uses. Proposing twelve or less events per year. Pat asked about red dotted line on site plan which give applicant a 50-foot buffer between the cemetery and the RV sites. Pat asked if the driveway meets the A76 standard, Michael believes it does. Pat asked if a register is kept for campground, per Section 5.2. Terry advised that there is not a register at this time but will keep one in the future if required. Pat asked if the seasonal vendor (food truck) is operating only during events. Terry advised that they would like there to be a seasonal vendor (food truck) on site 3-4 days per week. No employees are planned. Pat asked if Terry will be living at the residence on site. Michael said the retail store will be an accessory to the outdoor recreation. Michael advised that there will be no facilities for the tent sites other than porto-lets. The sugar house is being used as a bunk house and there will be no facilities and sleeps 6 people. An event is scheduled for mid-August and August 17. Pat asked about hours of operation for events. Terry advised that the last event which took place in July finished at 11 pm. Had just under 200 people. Jessica asked how they control crowds, Terry advised that they sell a certain amount of tickets. Terry advised that they have crowd control people in place for each event. Terry is proposing his season to be from May thru September. Michael advised that AOT, Wastewater, stream alteration, and wetlands permits. No further testimony is taken. The hearing closes at 7:31 pm.

Steve moves to go into deliberative session. Jessica seconded the motion. Unanimous, the motion passes. 7:35

Rick moves to come out of deliberative session, Mike seconds motion. Unanimous, motion passes at 9:55.

Rick makes a motion to approve application SPA-9-19 and CUP-3-19 (Village) with conditions. Jessica seconds the motion. Vote is unanimous and application is approved without conditions.

Jessica makes a motion to **approve with conditions** application SPA-8-19 (Village). (Franklin Foods) Rick seconds the motion. Vote is unanimous and **application is approved with conditions.**

Steve makes a **motion to approve with conditions the applications** SPA-3-19 (Town) and CUP-3-19. Magnan, Terry and Joanne (Country Boy Classics) Rick seconds the motion. Vote is unanimous and **the applications are approved with conditions.**

Minutes from the June 12, 2019, hearing were tabled. Rick motioned to table the minutes, motion seconded by Jessica. All in favor, motion passes.

Rick makes a motion to adjourn the meeting, the motion is seconded by Jessica. Meeting adjourns at 11:07 pm.

Minutes taken by Angela Wright