

**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, February 19, 2020, 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 (**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 +/- **This review is for the purpose of approving the final mylar which was not filed within the required statutory period of 180 days following the approval of the final plan.**

Application #S-1-20 (**Town**) Final Plan Review following Administrative Review of a proposed two-lot subdivision, Lot 2 will contain 2.52 acres and the existing residence and one accessory building, with a wastewater replacement area and with a 50' wide right of way access through lot 1 for ingress and egress to Perley Road. Lot 1 will contain 600+/- acres. The applicants seek 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 **Stephen J. Perley, II, and Lori-Ann M. Perley**. The property is located at 1404 Perley Road and is located in the Agricultural District, a portion of the large parcel is located in the Wetland Overlay area. Parcel ID #PR1404.

**Item Postponed**      Application #S-1-20 (**Village**) Sketch Plan Review for a proposed subdivision with a proposed easement for ingress and egress to Jay View Drive (a private road). The lot being proposed, Lot 3, is 3.87 acres in size. Lot 1 is the remaining land owned by Pomerleau Family Partnership 12.66 acres of land. This application is reviewed under Article 7 *Subdivision Review* and any other applicable articles and sections of the Village Regulations. The property is owned

by **Pomerleau Family Partnership**. The property is located 71 Jay View Drive, in the Commercial District. Parcel ID# JV0071

**Item Postponed**

Application #SPA-1-20 (Village) Site Plan Review for the proposed construction of a 19,097 SF building to house a Tractor Supply Company retail use (the business will include an interior pet grooming and washing service area) with a 15,078 SF fenced outdoor display area; a 2,778 SF sidewalk display area; a 3,000 SF permanent trailer display area; 65 parking spaces and associated landscaping/lighting and utilities connections. **The applicant is NERP Holding & Acquisitions Co LLC and the owner of the land is Pomerleau Family Partnership.** This application is being proposed in conjunction with the aforementioned subdivision application S-1-20 (described above). The property is located in the Commercial District at 71 Jay View Drive . Parcel ID# JV0071

.....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.**