

**Town of Enosburgh**  
**Minutes of the (ZOOM) Meeting**  
**of the**  
**Consolidated Development Review Board**  
**June 24, 2020**

**Present:**

Pat Hayes  
Steve Comeau (via zoom)  
Amanda Cronin  
Shaleigh Draper  
Matt Miner  
Jessica Eagles

**Public Present:**

Via zoom

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Pat Hayes, chair, reads the zoom instructions and the Notice of Hearing and Agenda. Chair asks each drb member to acknowledge any potential conflict of interest or ex parte discussions. Each member acknowledges no conflict of interest and no participation in ex parte conversation. Chair swears all in by oath asking each person who speaks to acknowledge their understanding of the oath.

Application S-1-20 – (Town) Douglas and Wanda Snider - Peter Mazurik represents Wanda and Doug Snider for a 2 lot subdivision. Proposing to subdivide 1.45 acres and mobile home leaving 63 acres, identified wastewater replacement area. Lot is served by a shallow well needing no changes.

No further discussion ensues. No further testimony is taken.

Application S-1-20 – (Village) NERP/Pomerleau (tractor supply location - subdivision. Stephen Diglio representing. Subdivision of two lots. Proposing 6.4 acres Lot #3 for tractor supply location. Leaving 16.5 acres. Lot 2 is a previous subdivision from late 90's and lot 1 is Hannaford lot. No new road being created. Minor widening at right turn lane into jay view drive. Creating internal sidewalks on proposed lot 3. Mr. Diglio feels proposal is a minor subdivision. Lot has existing landscaping trees and large hedge, acknowledges location of Hannaford and McDonalds. Discusses existing conditions plan: served by municipal water and sewer; has village sewer line dissecting the lot 3. Has Class 1-3 wetlands; existing pedestrian facilities with sidewalks; discusses over-view plan; project is located in commercial

district; proposal is located in regional growth center per municipal plan; planning to spur off jay view drive for access to lot 3; Mr. Diglio feels proposal constitutes in-fill development and consistent with existing development around it; integrated and compromised land development with wetland impact and wetland buffers; retain continuous land to the north of lot 3 bordering 105 for future development along route 105 is consistent with the villages zoning requirements utilizing the existing sidewalks. Proposal will have internal sidewalks with no curb cut to route 105. Lot 3 Has west side hedgerow and will be retained.

Matt Miner asked about development on the north side of the proposed lot. Asks will it be a new subdivision or future development of the same parcel.

Mr. Diglio responds saying may be done through PUD or subdivision, no current decision exists.

Ron Lyon – Dubois and King re; traffic study portion; acknowledges oath;

--- in accordance with the agency of transportation guidelines based upon current traffic flow on the subject highway; feels this project is located in an excellent area for access; has low speed with 30 mph on west approach and 25 on east end approach; considered possible safety issues at intersection; feels there are very low or no reports of accidents at the intersection; feels access meets all requirements but will propose the widening of right turn into jayview drive from 105 from the west; feels there are no safety or congestion issues at the intersection following the possible completion of this project. Matt Miner asked about the widening of the radius of the right turn into jay view drive to allow tractor trailer ease with turning into plaza; question is posed by board as to what assumptions were included in the 20/30 assessment in terms of changes in the area with future forecasting in mind. Ron advised the report is based upon current traffic and projected traffic; Shaleigh Draper asks Ron Lyon what threshold was used when determining mitigation plans for excessive influx of traffic. Ron advises that a sensitivity analysis was not done as part of the traffic impact study. Amanda Cronin asks what was used as the peak time of day for traffic study. Ron advised 4:30 – 5:30 pm. Weekend peak used was 11:15 am to 12:15 pm. Counts in study are from January of 2020 with an up-adjustment of 10%.

Stephen Diglio introduces all representatives involved including developer, Matthew Darling.

Feels no undue burdon on the municipalities system. Feels project doesn't need extra lanes and lighting per vtrans details.

Matt Miner asks Stephen Diglio about it being a minor subdivision. Also asks Diglio about the proposed building envelope being close to village sewer line. Diglio feels line would not be relocated, but might have to adjust the rim of the sewer manhole.

Shaleigh asks about Article 7.1 re: widening which makes this subdivision a major subd over minor. She asks how large is the proposed widening. Shaleigh asks for amount of widening area on right turn, Diglio will find information and supply to ZA.

Chair allows interested parties and public question and answer session to begin.

Jon Elwell – advises that Brian Ovitt, chief operator, and Gary Denton Public works director are present. Jon's comment regards Jay View Drive area. Based upon preliminary meeting in January, Matthew Darling advised that he would be interested in being involved and in would consider extending jay view drive to franklin foods drive.

Brian ovitt discusses manhole 74. Feels it is a hardship to the Village and ask that it be pavement and move it downstream to the paved area to the south of the proposed area. Concrete creates an issue for maintenance over pavement. Village would prefer pavement.

Suzi Hull Casavant – public commenter– asks Ron Lyon if previous accidents and deaths were taken into consideration in traffic study along with seasonal traffic patterns. Ron advised that the latest traffic 5 year traffic reports were taken into consideration. Before that was not taken into consideration through a vtrans traffic. Mrs. Hull-Casavant commented as a citizen, who has seen accidents and deaths, the hope is that this project might encourage a lighting system and suggest a buy-in to our community as part of tractor supply proposal. She feels applicant would rate high with community support. Shaleigh Draper speaks to suzi's point regarding the traffic study, page 11 states a high crash area requires 5 in a 5 year period. The report results indicate 4 crashes with a fatality in 4 years.

Liz Jackson – public commenter – present with Rick Green and Brian Green. Wastewater was at capacity with their Vermont Tank Wash project several years ago and she is wondering where capacity for this proposal is coming from. Was sidewalk to rec field considered in safety portion of traffic study. Where does projected income come from.

Polly Rico – member of town selectboard - what is being subdivided. Diglio advised Lot 1 is being revised and lot 3 is being separated off lot 1.

Chair asks if applicant has any rebuttal. Matthew Darling acknowledges impact on community and says this proposal will add 20 jobs to community. Roadway is not part of their purchased of property. He feels extension of jayview drive is not feasible since would pass through wetlands to get to franklin foods property. Diglio says would have to retrofit wetlands impact to pass road to franklin foods.

Matthew says he'll cooperate if vtrans requires lighting at intersection.

Matthew Miner asked if applicant has asked about allocation availability from the Village. Diglio has not obtained that information. Jon Elwell advised that the application has not submitted a request for Village allocations, other than very preliminarily in December. They advised they would have one bathroom and a sink. Mr. Elwell also discussed pet grooming proposal would need an allocation. Matt will submit information regarding allocation needs. Advised tractor supply would have 2 bathrooms and a pet washing station. Will forward calculations soon to the Village.

Matt Miner regarding public comment – did the traffic analysis contain any assumptions made for existing planned development in that area? Was the Rec field proposal considered in the traffic analysis? Ron Lyons advised that consideration was taken and didn't feel the rec field would create significant new traffic to the intersection.

Chair moves to Site Plan Review SPA-1-20; Diglio discusses proposal for Tractor Supply building on 6.4 acre as follows:

- 30 foot wide two-way traffic coming in with pedestrian access on south side and sidewalk.
- Loading rack on west side
- Main parking on north and east side
- Water main will connect into building.
- Sewer connection may move at request of sewer department
- Storm water chamber will be below grade per state stormwater management rules
- The building is proposed on the south west location of the lot
- If jay view extension happens, project still allows for connectivity.
- Slopes are small areas 15% slope with no development that exceeds 25%
- Proposing two signs

Matt Miner discussed item B of narrative 1-8 regarding access and parking. Building is facing north and not east. Main parking proposed on north side.

Diglio discussed wetland constraints on lot and proposed building location appropriate for best usage of lot. Wants to request reduction amount of parking from 94 to 65 parking spaces based off experience with other tractor supply locations. May have possible area for more parking.

Mike Willard – landscape architect - regarding building elevations; Feels this is an infill project into an existing development; Trees neighboring provide great screening as well as on west side with hedgerow. Proposing interconnectivity with the Village downtown. Feels proposal encourages mobility and connectivity; project proposes more street trees into the development with parking trees in island and on northern side; proposing lighting with downshielding

Building façade - proposing different than most tractor supply locations since this project is being proposed in gateway of the village. The siding proposed on the building using vertical siding using cold hollow practice as an example. Also roof changes and ornamental light fixtures complement the architectural style with faux barn doors planned and gambrel roof style.

Amanda Cronin asked if proposed as one story; Diglio advised façade will appear as two story.

Matt Miner – access requirements on page 3 of 8 of narrative regarding access to Jay View Drive. Diglio advised there will be an easement off Jay View Drive into the proposed lot. Diglio will forward draft easement for right of way to the ZA.

Matt Miner acknowledge request for fewer parking spaces as required by the regulations.

Building façade materials - project is proposed with vertical hardy board and batten strips. Mike Willard acknowledges front façade on north side only will be hardy board and batten strips. The remaining sides will not have same attractive features.

Amanda Cronin asks about number of possible jobs and will they be sustained after opening. Matthew Darling advised that possible 20 jobs will open and will sustain following opening.

Sean Kio, managing zoom meeting ask for public comment.

Polly Rico asks about future site plans. Will remaining acreage be developed; will there be a new road or share same access as tractor supply and will tractor supply share parking lot for future development of same lot to avoid a large, unattractive parking lot.

Liz Jackson – 20 jobs and hour labor market is a weakness for this community. Wants DRB to understand possible negative impact and asks where revenue will come from.

Matthew Darling does not plan to further subdivide lot. Future development on the lot will share access. Parking from future stores planned can use parking and will not be restricted, but will not be formal.

Matt Darling advises that only one truck per week will deliver tractor supply products.

No more public comment taken. No further questions ensue from the board. No further comment of the applicant.

Applicant asked if there will be a written statement from the ZA what is required post hearing.

Shaleigh Draper advised that there will be future discussion with the board but no formal written statement from the ZA.

Matt Miner looks for more clarification on the traffic impact study and probability on future development on the north end of proposed lot 3. Does this mean planned future development will happen?

Matthew Darling acknowledges that additional retail stores will be added to most Tractor Supply locations. Matt Darling is not prepared to offer an idea of what is proposed on the remaining acres inside the proposed 6+ acres lot since it hasn't been decided.

Matt Miner discusses that the proposed location of the parking is not compliant with the regulations and maybe the future structures will screen the parking from Route 105.

Matt Miner asks what kind of assurance does the board have to assume the future development will happen to cure the building location issues.

Matt Darling says he is a strong developer with a solid track record, but the market will decide on whether future development on lot 3 can occur.

Matt Miner suggests clarification on availability of wastewater allocations from the Village.

Jon Elwell acknowledge that allocations are awarded through the board of trustee application process. Jon feels the village is not at capacity and the Vermont tank wash is not a comparable application to the current proposed application.

No further questions ensue.

Needs of board from applicants:

-Board wants more specifics on the peak times to amend or add onto the submitted study with an enhancement on the current sites to be clear that the model is based upon current traffic conditions in the peak season which is more true of the summer months; what is threshold to warrant a signal? What should the numbers be to warrant a signal?

-Would vtrans permit a light or more traffic control for the intersection?

-Check with Village allocations availability?

Matt Miner smotion to continue the hearing on both NERP applications to July 15, 2020 at 6:30 pm.

Amanda Cronin seconds the motion.

No further discussion. All in favor. Unanimous decision.

Chair requests motion to close Snider hearing. Matthew miner motions to close the hearing on the Snider two-lot subdivision application, seconded by Jessica Eagles. Motion passes Unanimously.

Shaleigh moves to go into deliberative session on the Snider application; Matt Miner seconds motion.

Motion passes unanimously at 9:35 pm.

Matt Miner motions to adjourn the meeting, seconded by Jessica Eagles. Meeting adjourns at 9:57 pm.

Angela Wright

DRB clerk.