

Town of Enosburgh
Minutes of the (ZOOM) Meeting
of the
Consolidated Development Review Board
July 15, 2020

Present:

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

Public Present:

By zoom

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.

Michael Gervais represents Jamie St. Pierre for a 2-lot subdivision. Proposing to subdivide 10+/- acres leaving 150+/-acres. Easement around spring for maintenance and access to sugar lines. Michael states that this application meets requirements for administrative review.

No further discussion ensues. No further testimony is taken.

Application S-1-20 – Pomerleau/Tractor Supply (subdivision) Subdivision of two lots. Proposing 6.4 acres Lot #3 for tractor supply location. Leaving 16.5 acres. Matt Minor asks if sewer infrastructure would be amended or changes, and status of manhole will not require changing septic line. Man hole will be moved to different location. Widening at right turn lane into jay view drive for a truck proposed entering once weekly for products. Creating internal sidewalks.

David Cooper looks for clarification on minor and major process and timing on a decision on sketch plan and scheduling hearing for final plan and additional hearings.

Matt Miner advises that the board will enter inter deliberative session following gathering information. David Cooper acknowledges understanding of matt miner's statement that the board understands the urgency of the project and will not delay any decision unnecessarily.

Mike Willard – landscape architect – speaks to LA1.01 plan – mature trees on 105 will provide large amount of screening and added screening on northern edge of parking lot. From middle of route 105 and proposed lot, elevation drop of 12' allows proposed lot to sit below highway. Matt Miner discusses applicants' potential development on north side of lot, and he states that he feels there has been no assurance made by the applicants of proposed future development on the northern portion of the proposed lot. Matt asks the applicants about constructing a screening fence across the north side of the property as a possible condition of approval should future development not occur within a specified amount of time. Matt Darling speaks and feels he is not in favor of said fence, but is open to natural screening, to allow visibility of the structure to be seen by public so that Tractor Supply can thrive in business. Mike Willard feels vegetation will eventually suffice with proposed shrubbery.

Gary Denton of Public Works, acknowledges his approval of the manhole locations and proposed building location.

Stephen Diglio discusses development of the northern portion of the proposed lot. States plans of the applicant to relocate the water line to be on the northern edge of the access way leading into the proposed lot.

Traffic concerns – Stephen Diglio discusses changes. David Saladino discusses previous submitted traffic study. Did their own analysis and seasonality volumes done in July of 2013. Traffic signaling are used only when certain levels are met. Saladino discusses vtrans letter stating it does not support a traffic signaling system be part of this application requirement. Matt Miner states he appreciates efforts submitted relating to traffic concerns.

Pat Hayes asks for public comment. No public comment taken.

Matt miner motions to close the public hearing on sketch plan review and site plan review. Seconded by Amanda Cronin. Motion passes unanimously.

Matt Miner motions to close hearing on S-3-20 (St. Pierre, Jamie) seconded by Amanda. Motion passes unanimously.

Matt miner motions to pass the June 24, 2020 minutes, seconded by Jessica Eagles. Motion passes unanimously.

Jessica motions to go into deliberative session, matt miner seconded. Motion passes unanimously. 7:35 pm.

Jessica motions to come out of deliberative session, Matt Miner seconds the motion. Motion passes unanimously at 9:15 pm.

Matt Miner motions to approve application #S-2-20 (Town) Snider, motion is seconded by Jessica. Motion passes unanimously.

Matt Miner motions to approve application #S-3-20 (Town) St. Pierre, Jamie, motion is seconded by Jessica. Motion passes unanimously.

Matt Miner motions to adjourn the meeting, seconded by Jessica Eagles. Meeting adjourns at 9:22 pm.

Minutes taken by Angela C. Wright