

**Town of Enosburgh  
Minutes of the (ZOOM) Meeting  
of the  
Consolidated Development Review Board**

**December 2, 2020**

**Present:**

Pat Hayes  
Matt Miner  
Jessica Eagles  
Steve Comeau

Public present:

Via zoom

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Pat Hayes, Board 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.

Chair opens the hearing at 6:38 pm following the opening instructions.

**Application S-6-20 Stacey Alden Edward Revocable Trust**

Cristian Jablonski represents applicant Stacey Alden, trustee of the Stacey Alden Edwards Trust. Mr Jablonski discussed the two (2) lot subdivision, proposed in the Rural Residential District. Lot 1 is developed with a single family residence and is 1.41 acres in size, and Lot 2 is 48 acres +/- . This application is reviewed under Article 7, Section 7.2(c)(1) *Administrative Review*. This proposed two lot subdivision is classified as a minor subdivision. 7 pins are already set. No development is planned on Lot 2 at this time.

The chair discusses the applicants appeal rights.

No further discussion ensues. No further testimony is taken.

## **Application S-1(A)-20 (Village)– Pomerleau/NERP Holdings & Acquisitions (3 lot subdivision - major) Preliminary Plan Approval**

The chair swears in all involved and asks that before speaking they acknowledge the oath and state their name for the record. The applicant, NERP is represented by Steve Diglio of KAS engineering. Mr. Diglio discusses the scope of the application. The master plan submitted (AMP1) does not indicate any alterations to the existing Jay View Drive construction, with the exception of a radius alteration of the curb on the northeastern corner of lot 4. Brian Waxler, representative of Pomerleau Family Partnership reiterated the applicant's willingness to cooperate with the Village for the potential future extension of Jay View Drive over the applicant's remaining property to extend Jay View Drive to the southerly boundary of lot 1, as was suggested by the Village during a preliminary meeting with the Developer and it's representatives in December of 2019.

The master plan provided includes all requirements of Table 7.1. The Master Plan includes theoretical buildouts. Lot 1 depicts potential minor expansions; Lot 4 depicts a potential buildout with two mixed-use buildings, accessed via jay view drive.

No further discussion ensues. The Chair advises the applicant and all representatives of the board's decision time and appeal rights.

Matt miner motions to close the public hearing on all applications, motion seconded by Jessica Eagles. Motion passes 4-0. 7:30 pm

Motion to go into deliberative session by Matt Miner seconded by Jessica Eagles. Motion passes 4-0. 7:32 pm.

Motion to come out of deliberative session made by Steve Comeau, motion seconded by Matt Miner. Motion passes 4-0 at 8:20 pm

S-6-20 Stacey Alden Edwards Trust two lot subdivision application - Matthew Miner motions to Approve the subdivision application, motion is seconded by Steve Comeau. All in favor, request for Final Plan Review is APPROVED 4 IN FAVOR, 0 DECENT.  
Alden approved

S-1(A)-20 NERP/Pomerleau - Matt Miner motions to Approve the application for Preliminary Subdivision Plan approval, motion is seconded by Jessica Eagles. All in favor, application for Preliminary Subdivision Plan is APPROVED.

Matt Miner moves to approve the 10/28/20 Minutes of the DRB (as corrected), the motion is seconded by Steve Comeau. Motion passes 4-0.

Matt Miner motions to accept all minutes for 10/28/20, 11/11/20 and 11/18/20. Motion is seconded by Jessica eagles. Motion passes 4-0

No further discussion ensues.

Steve motions to adjourn the meeting, motion is seconded by Jessica. Motion passes. 4-0. Meeting adjourns at 8:34 pm.

Minutes taken by Angela C. Wright