

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

**January 20, 2021**

**Present:**

Pat Hayes  
Matt Miner  
Jessica Eagles  
Steve Comeau  
Shaleigh Draper

**Public present: (via zoom)**

Lussier, Dan and Anthony  
Longway, Jason and Margo  
McKinstry, Melissa and Jim  
Penny Demar  
Robert Young  
Geri Longway  
Loiselle, Amber  
Dean Scott  
Glenn Harter, Engineer

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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-1-21 Anthony Lussier and Daniel Lussier 3 lot subdivision**

Glenn Harter, engineer, represents the applicants. A three (3) lot subdivision, proposed in the Low Density Residential District. Lot 1 is 3.1 acres, is proposed for a single family residence and is designated on the map as lot 1. Lot 2 is 2.6 acres and is proposed for a single family residence, and Lot 2 is the

remaining 26.95 acres +/- - will be used for maple sugaring until details of future development have been decided. Onsite septic and village water is proposed for lots 1 and 2.

Pat Hayes asks if the proposed locations of the mound systems can be moved, Glenn advises they are in their best spots, but can be moved around and/or back into the lots some. Matt miner advised that the sketch plan appears to be a major subdivision. Jessica Eagles, agrees that it is a major subdivision. Glen advised the proposed road is a driveway for lot 2. The board advises fire department must review this proposal to ensure proper access and possible hydrant. Anthony advises there has been no activity on the what is referred to in the sketch plan as a proposed road for 25 plus years. Site preservation – Anthony advised that on lot 1 and 2 will have trees removed near the mound system, driveway and proposed houses leaving a buffer zone. Matt Miner discusses screening – may need screening from the proposed road to abutting existing lots owned by Longway. Mr. Harter asks about screening because the proposed road directly abuts one of the adjoining properties. Matt advises that there is still room on the 50 foot right of way to address screening for the neighbors. Matt also advises that Section 8.4 (a)(2) of the regulations say length and terminus does not allow the road to be longer than 1200 feet. Anthony advises there will never be a road that long into proposed lot 3. A 6 in water main follows the roadway. Anthony advises that Gary Denton suggested 6" pipe for hydrant in subdivision where there might be 4 or 5 houses. A two inch line will serve proposed lots 1 and 2 for water. Section 8.5 may require a hydrant the end of the proposed road depending upon how many houses are planned. Section 8.7 utilities – the board reserves the right to require the utility lines to be underground depending upon the number of connections. Matt discusses that portion of the regulations 7.4(g) advises the need for legal documents when there are multiple owners regarding who will manage and maintain the roads leading into the subdivision, and the language should be included in the deed to the owners of each lot. Section 4.4 grade; Section 4.5 steep slopes – some areas as drawn could exceed 15% grade and might be subject to limitations;

Pat opens discussion to abutters in attendance. Allen Demar, represents the Enosburg Golf Course, an abutter, and asks about overshadowing of proposed systems. He also asks if mound systems can be moved in case fairway needs a waterline or drainage line which would likely be in a possible overshadow area. The golf course also has lots abutting that are possible future lots to be developed. Glenn harter anticipates no drainage problems; Glenn advises that there is a swail and he will address runoff in his engineering plans; Anthony advises the driveway on lot 1 will be 200 feet or less; Penny mentions that golf balls will end up on these lots from users of the golf course; Matt asks Glenn if mound systems can be moved so overshadowing doesn't encroach on golf course property; Glenn advises that he can move them to encroach less, but not completely; Matt advises Section 8.6 of the regulations discusses runoff and drainage and should be considered as part of this application; Jason Longway – is concerned about the proposed right of way being very close to his house, how will sediment be controlled from the road to his lawn area; also possible high water or any possible drainage onto his property;

Jim Mckinstry asks if the driveway to lot 1 is in a wetland. Glenn Harter does not believe it meets the criteria to be considered a wetland; McKinstry asks about the drainage of water of his lot. Anthony advises there will be a culvert under the driveway to the other side. Mr McKinstry wants privacy shrubs between his lot and lot 1 of the development; Will logging/excavation equipment damage the drainage on Waynes World Road? Will the developer ensure Waynes World Road will be protected? Anthony advised the logging will be only in a small area near Waynes World.

Matt asks Glenn if he could have a sketch of existing utilities on the neighboring lots so new construction of the proposed houses on new lots do not interfere with existing underground utility lines.

Matt advises that changes may be required to be made to wayne world road since now 4 lots will use it.

Jim asks if alternate access ways were considered for lots 1 and 2; Anthony advises that he hopes proposal means dead ends rather than encouraging more traffic through the subdivision.

Jim asks if connectivity to wildlife has been considered as a connector to north, south and west.

No further discussion ensues.

Pat discusses appeal rights.

Matt and Jess move to close the public hearing. Motion passes 4-0. 8:54 pm.

Steve and Matt accept minutes of Dec 2, 2020 meeting. Motion passes 4-0

Matt moves to enter deliberative session; 2<sup>nd</sup> by jess. Motion passes 4-0

Jess moved to come out of deliberative session, Matt seconded. Motion passes 4.-0

The board decides to continue deliberative session on the sketch plan application to January 28 ,2021 at 5:30 pm

No further discussion ensues.

Matt motions to adjourn the meeting, motion is seconded by Steve. Motion passes. 4-0. Meeting adjourns at 9:43 pm.

Minutes taken by Angela C. Wright