

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

**February 24, 2021**

**Present:**

Pat Hayes  
Matt Miner  
Jessica Eagles  
Steve Comeau

**Public present:**

Via zoom  
  
Peter Mazurak, engineer  
  
Cindy weed, applicant  
  
James Weed, applicant  
  
Steve Diglio  
  
David cooper  
  
Matt Darling  
  
Jon Elwell, Village Manager  
  
Steve Ploesser

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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 6:30 pm following the opening instructions.

The Chair makes an amendment to the Agenda and states that the Lussier application S-1-21 has been postponed by request of the applicants.

Application S-2-21 (Village): Weed, James and Cindy, Baxter and Benjamin:

Peter Mazurak is present to represent the Weed family for their boundary line adjustment. Boundary line adjustment of land encompassing an area of 104.5 acres with three existing single family dwellings. The purpose of the adjustment is to dissolve the boundary lines at 374 Weed Lane (Lot 1), a two acre parcel with existing single family dwelling, to be adjusted to be a 104.1 acre parcel and existing single family dwelling; also to create a smaller lot at 254 Weed Lane (Lot 3), currently 103.1 acres in size with existing single family dwelling, to be adjusted to one (1) acre in size to include the existing single family dwelling with a proposed easement for septic system to be located on lot 1 in favor of lot 3; lot 2 will remain a parcel of .4 acres with existing single family dwelling. There are no questions from the board. No comments from any abutters, none present. No further discussion ensues. The chair advises of the appeal rights.

Application S-1(A)-20 NERP/Pomerleau - Application for Final Plan approval;

Steve Diglio advises that there are no changes to the boundary lines as submitted and approved from the preliminary subdivision phase. No further discussion ensues.

Application SPA-1(A)(1)-20 Request to amend previously approved amended site plan – NERP/Pomerleau

Steve Diglio advises that this application proposes to replace the previously approved stormwater management system with an above-grade wetland stormwater treatment practice; the existing asphalt sidewalk along Jay View Drive will be replaced by an ADA compliant concrete sidewalk; Six (6) "U" shaped bike racks have been added to the northwest side of the proposed Tractor Supply Building. Matt Miner asked for the designation of the termination of the boundary of Jay View Drive. Steve advises of its location. The boundaries mimic all those submitted in prior plans. No further questions asked. No further discussion ensues.

Largest changes made to previously approved site plan Will be above ground. Change is made due to existing soil. The geotechnical report that came in changed plans. The marine clay required design revisions. Removing proposed stormwater system under the parking lot. Proposing the above-grade system. Steve Diglio feels it is a better concept going for considering the soils. Will be covered by a muck layer or top soil layer. Sheet ADT.3 was revised to change details accordingly compared to conceptual change of stormwater system. The new proposed system is planned to accommodate future development on the northerly lot as well. Steve Diglio feels systems that are under a parking lot are not

as good as those above ground systems. This concept is more affordable and surrounded by gravel. Maintenance and upkeep of a gravel wetland is easier and much more superior to an underground system. No standing water with this proposed system. Matt Miner comments on his appreciation of the addition of the bike racks. Jon Elwell discusses extension of jay view drive and requests as previously discussed that the drb consider the possibility to allow for some future extension of jay view drive south. Steve Ploesser advised that they are willing to work with the municipality to make it happen and that the future road would happen over lot 1 as advised previously by Ernest Pomerleau. Jon Elwell asks if a row has been reserved for this road or will the board ask that Pomerleau promise an easement to ensure that this possibility can happen some time in the future. Steve Diglio advises that the vital village plans show the extension is not impacted by the tractor supply project. The extension would go directly south to and will be feathered between the two wetlands and hook to the south/southwest. He advises that Pomerleau is a willing partner but will also require agreement with the neighboring property owners. Matt Darling is not opposed to the extension of jay view drive.

Jessica Eagles motions to close the public hearing on all applications, motion seconded by Matt Miner. Motion passes 4-0. 7:26pm

Motion to go into deliberative session by Jessica Eagles seconded by Matt Miner. Motion passes 4-0. 7:27 pm.

Motion to come out of deliberative session made by Jessica Eagles motion seconded by Matt Miner. Motion passes 4-0 at 8:58pm

Motion to approve the S-2-21 Weed to approve. Motion made by Steve Comeau to approve, seconded by Matt Miner. 4-0 . Motion passes.

Motion to approve S-1(A)-20 Subdivision with NERP/Pomerleau. Matt moved to approve as defined in deliberative session, seconded by Jessica. 4-0 Motion passes.

Motion to approve SPA-1-(A)(1)-20 – NERP/Pomerleau Amendment to approved amended site plan. Matt Miner moves to approve as defined in deliberative session, seconded by Steve Comeau. 4-0. Motion passes.

Matt Miner moves to approve the 1/28/21 Minutes of the DRB, the motion is seconded by Jessica Eagles. Motion passes 4-0.

No further discussion ensues.

Steve motions to adjourn the meeting, motion is seconded by Matt. Motion passes. 4-0. Meeting adjourns at 9:05 pm.

Minutes taken by Angela C. Wright