

TOWN OF ENOSBURGH
Notice of
REMOTE Public Hearing
Before the
Consolidated Development Review Board

The Development Review Board for the Town of Enosburgh will meet remotely by electronic means on ZOOM at **6:30pm on February 24, 2021**. Please review our "Informational Handout for Remote Public Meetings" to understand how these electronic meetings will be managed and the means for which public attendees can participate. To review the notice, method(s) to connect, and instructions on how to participate visit <https://enosburghvermont.org/> or **call 933-4421, prior to the meeting, for more details.**

Information on how to access the remote meeting:

- By telephone: Dial [**+1 929 205 6099**]. When prompted enter the meeting ID: [**802 933 4421**].

By computer: Download meeting software here [<https://zoom.us/>]. Join meeting by clicking here [<https://us02web.zoom.us/j/8029334421>]

- You may be prompted to enter a meeting ID: [**802 933 4421**].
- By smartphone, tablet, or other device: Download and open the ZOOM app. You may have to create a free account or sign into your existing account. Select the option to join meeting and enter the meeting ID: [**802 933 4421**].

If you wish to make a public comment but do not have the ability to comment remotely during the meeting, please email your comment(s) **PRIOR TO THE MEETING DATE** to **townclerk@enosburghvt.org**.

To ensure smooth access, we recommend that you test your remote meeting software in advance of the meeting.

AGENDA

Pursuant to 24 V.S.A. Chapter 117, together with the Town of Enosburgh Development Bylaw and the Enosburgh Falls Village Land Use and Development Regulations, a Public Hearing (via ZOOM) before the consolidated Town and Village Development Review Board will be held on **Wednesday, February 24, 2021, commencing at 6:30 pm** at the Emergency Services Building, 83 Sampsonville Road, Enosburgh Falls, VT, to consider:

6:35 pm **Application #S-2-21 (Village)** Sketch Plan Review of a proposed 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 ; Lot 2 will remain a parcel of .4 acres with existing single family dwelling +/- . This application is submitted for approval under Village of Enosburgh Development Regulation Article 7, and any other applicable sections of the Regulation. The property is owned by James Weed, Cynthia Weed, Baxter Weed and Benjamin Weed. The property lines being adjusted concern properties located at 254 and 374 Weed Lane, a public road, in the Low Density Residential District. Parcel ID #WL0254/374.

Application #S-1(A)-20 (Village) Final Plan hearing on Amended subdivision application for a proposed 3 lot subdivision with a proposed easement for ingress and egress to Jay View Drive (a private road). Proposed Lot 3, is 4.97 acres in size. Lot 1 is the remaining land owned by Pomerleau Family Partnership 10.10 acres of land. Proposed Lot 4 is 1.46 acres reserved for future development. The proposed Tractor Supply Development will provide shared access to Lots 3 and 4 off Jay View Drive. The property is owned by Pomerleau Family Partnership. The Property is located at 71 Jay View Drive, in the Commercial District. Parcel ID# JV0071.

Application #SPA-1(A)(1)-20 (Village) Requested amendment to previously approved Amended Site Plan Application #SPA-1(A)-20 for the proposed construction of a 19,097 sf building to house a Tractor Supply Company retail use. All elements of the previously approved site plan are to remain except for the following proposed revision: the chamber stormwater management system will be replaced with an above-grade gravel wetland stormwater treatment practice, the existing asphalt sidewalk along Jay View Drive will be replaced by an ADA compliant concrete sidewalk, and 6 “U” shaped bike racks have been added to the northwest side of the building. The applicant is NERP Holding & Acquisitions Co LLC and the owner of the land is Pomerleau Family Partnership. This application is being proposed in conjunction with the aforementioned amended subdivision application #S-1(A)-20 (described above). The property is located in the Commercial District at 71 Jay View Drive. Parcel ID#JV0071.

LUSSIER PRELIMINARY SUBDIVISION APPLICATION POSTONED BY APPLICANT

Application #S-1-21 (Village) Preliminary Plan review on subdivision application for a proposed 3 lot subdivision with a proposed easement for ingress and egress to Water Tower Road. Proposed Lot 1, 3.1 acres, will have access to Water Tower Road via an existing road known as Wayne's World Road; Proposed Lot 2, 2.6 acres, will have access to Water Tower Road over a proposed 50 foot wide right of way; Proposed lot 3, the remaining land of the applicant of 26.95 acres, has frontage on Water Tower Road. Lots 1 and 2 are proposed to have onsite water and septic systems. The property is currently owned by Anthony Lussier and Daniel Lussier. The Property is located at 495 Water Tower Road, in the low density residential district. Parcel ID# WT0495.

Approval of January Minutes.

.....any other business.

Notice: Pursuant to 24 V.S.A. 4464, participation in the local proceeding is a prerequisite to the right to take any subsequent appeal. All interested parties are encouraged to attend. All applications and files may be reviewed prior to the Hearing upon request. Files are located at the Town Clerk's office in the Zoning files.