

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

**April 28, 2021**

**Present:**

Pat Hayes  
Matt Miner  
Jessica Eagles  
Steve Comeau  
Shaleigh Draper

**Public present: (via zoom)**

Lussier, Dan and Anthony  
Longway, Margo  
McKinstry, Melissa and Jim  
Geri Longway  
Glenn Harter, Engineer  
Michael Gervais, Engineer  
Peter Mazurak, 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 6:37 pm following the opening instructions.

S-2-21 (Village) Weed - boundary line adjustment – No changes since sketch plan phase other than adding clarification on boundary line adjustment to the Notes section of the final plan and Mylar. No further questions ensued. Pat advised appeal rights. 6:54 pm

S-1-21 (Town) Coleman – BLA – lot 1 is an existing lot of 10.23 acres, proposed to be 2 acres. Lot 2 is 10.26 acres proposed to be 18.25 acres. Lot 2 will have wastewater replacement area. No follow up questions from board. Driveways are all existing. All have appropriate road frontage. Lots meet dimensional requirements. No further discussion ensues. Pat advised appeal rights. 6:58

S-3-21 (Town) St. Pierre, Mark and Amanda – BLA – own 2 parcels. Comprised of large farm 170 acres and additional 12 acres; existing 4 bedroom home on lot 1. Reducing lot 1 to 1.4 around house and selling house; Lot 2 will become 181 acres. Michael advised the house site 40 or 50 feet above river. The lower field is flood zone, not near the house and he will certify house is well above the flood zone. 9 acres is lower field located in flood zone. No development proposed in the flood zone, will be used for Ag purposes. Proposed lot configurations meet dimensional requirements. No further questions ensue. 7:06pm

S-2-21 (Town) Gervais, Zach 2 lot subdivision

Michael describes application, proposing two lot subdivision – existing lot is 10 acres; lot 1 to be existing house except replacement area 3.82 acres with replacement area; water line no longer used as depicted on lot 1. drilled well will serve both houses existing and proposed and already has state approval for water. Lot 2 remaining 6.6 acres with 250 feet of road frontage on both roads with a proposed house. Has driveway in place. No further questions ensue. 7:11

S-4-21 (Town) 2 lot subdivision St. Pierre, Norman and Kim

No easements with proposed replacement area, state approved. Pins are set. Lot 1 is 2.0 acres; Remaining lot 2 is 67 acres, not surveyed because over 50 acres and less than 10 percent of overall parcel. Lot 2 has 1700' feet of road frontage. Lot 2 has a land trust easement on it. 2 acres proposed for lot 1 was excepted from land trust. No further questions. 7:16

S-1-21 – (Village) Lussier preliminary plan

Glenn Harter, engineer is present to discuss preliminary plan – Revision to plan since sketch plan phase is septic tanks are moved to back of house; house locating on lot 2 moved away from edge of hill; one manhole will be installed by curbstop; any easements are indicated on Harvey Chafee mylar. Construction easement across lot 2 for water line construction and maintenance; asking Harvey to indicate construction easement across lot 2 on his survey map;

Matt discusses note on sheet 1 of 5 to confirm to A76 standards to new proposed drive; Matt asks Glenn to add A76 standards notes to Waynes World Road as well; also vegetation screening note suggestion to board that final plan include a depiction of the screening, size, nature and detailed

schedule of plantings for screening from Longway lot and proposed lot 2 to new road above subdivision; existing trees and vegetation must be included per 8.2 to see on plat what existing and planned will be in place following completion of development work. Also plan should include a plan if vegetation dies a plan to replace. Must be included in final plan; Plan as submitted meets requirements to connect to local water source; Glenn has designed driveway with a hammer head for emergency services vehicles to access; Glenn has not spoken to the fire department about location of hydrants. Pat opens floor to public comment; Gerry Longway asking about grade of lower than 15 percent on proposed road; glenn advises proposed road will be constructed to A76 standard with a culvert on uphill side; less than one acres of total disturbance does not require a permit for construction however he will follow best management practices but state does not require applicant to go thru permit but Glenn will follow erosion and sediment control; Glenn states engineer will visit site every two weeks to ensure compliance with development and construction of road; Anthony advises that the pre-existing road (log road) only has to be widened, covered, ditches cleared, by completion of development. McKinstry asks how screening is adequate headed to lot 1 and Mckinstry lot; Mr Harter feels there is screening but will re-check to ensure enough screening exists. Mckinstry asks about A76 governing Waynes world who will follow-up on whether A76 standards are being adhered to; Zoning Administrator adds that prior to the issuance of a zoning construction permit for the proposed lots, the engineer and applicant must certify that all conditions of the DRB decisions have been met; Mr. McKinstry discusses the lower boundary of lot 1 being a very wet area and feels it could be considered a wetland area; Mr. Harter advises that the property on lot 1 is not considered a wetland. No further discussion ensues; 8:07;

Motion made by Matt; 2<sup>nd</sup> by Jessica to continue the hearing on the Lussier preliminary plan phase to May 26, 2021.

Motion by Matt by to close the hearing for all applications with the exception of Lussier. 2<sup>nd</sup> by Shaleigh.

Motion made by Jessica to go into deliberative session; 2<sup>nd</sup> by Shaleigh. Motion passes. 8:34 pm

Motion by Steve to leave deliberative session, 2<sup>nd</sup> by Jessica. Motion passes. 4/28/21.

Motion by Shaeligh to approve the following applications:

S-2-21 (Village) Weed project final plan

S-1-21 (Town) Coleman final plan review

S-3-21 (Town) St. Pierre, Mark and Amanda final plan

s-2-21 (Town) Gervais, Zach final plan

S 4 21 (Town) St Pierre Norman and Kim final plan

Motion is seconded by Matt. Motion passes. 8:46 pm

Motion by Matt to approve minutes of February 24, 2021; motion 2<sup>nd</sup> by Jessica; motion passes. 8:47 pm.

Steve motions to adjourn the meeting, motion is seconded by Jessica . Motion passes. 4-0. Meeting adjourns at 8:49 pm.

Minutes taken by Angela C. Wright