

Town of Enosburgh
Consolidated Development Review Board

Thursday, June 10 2021 @ 6:30pm

Remote Meeting via Zoom
Zoom Meeting ID 802 933 4421

Attendance

- Committee Members: Pat Hayes, Jessica Eagles, Angela Wright, Shaleigh Draper
 - Absent: Steve Comeau
 - Public: Jim McKinstry, Jason Longway, Gerry Longway, Margo Longway, Anthony Lussier, Glenn Harter
 - Staff: Jesse Woods (Zoning Administrator)
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Agenda

1. Agenda
 2. Public Hearing
 - Application #S-1-21 (Village) Lussier
Preliminary Plan review for 3-lot subdivision located at 495 Water Tower Road in the Low Density Residential District. Parcel ID# WT0495.
 3. Minutes from May 26, 2021 meeting
 4. Administrative housekeeping
 5. Adjournment
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Pat Hayes (Chair) reads Zoom instructions, Notice of Hearing, and Agenda.
Hayes swears in all by oath, asking that any person from the public acknowledge the oath before speaking.

Public hearing is open at 6:40pm following opening instructions.

1. Agenda

Agenda item #4 Administrative Housekeeping is removed and moved to a future meeting.

Town of Enosburgh
Consolidated Development Review Board

2. Application #S-1-21 (Village) Preliminary Plan

At the previous meeting, the DRB requested more information, and asked the Zoning Administrator, Jesse Woods, to do a site visit with the applicants and the abutters.

Jesse Woods discusses findings:

-Northwest Regional Planning Commission advised against a site visit with the applicants and abutters. NRPC recommended a special DRB meeting with all members present, if the board felt it was necessary. Instead, Woods recommended the abutters provide pictures as evidence for the board to review at the June 10 meeting. The Longway's submitted photos to show the proposed driveway in relation to their property line.

-The Village access permit has been submitted by the applicants for the proposed driveway to Lot 2. The Village will review that application separate from the DRB. The application will be presented to the Village Trustees on June 22, 2021.

-Fire and Rescue approval has been given, both parties agree that the driveways to Lot 1 & 2 will be accessible for both Fire and Rescue equipment.

Chair Pat Hayes opens the discussion for public comment.

Margo and Jason Longway explain the photos provided to the DRB. Both reiterate the main concern for the proximity of the proposed driveway for Lot 2 to their property. Photos show there is a section of the proposed driveway that has no screening, and no buffer between their yard and the proposed driveway.

Jason Longway explains that screening is a concern where the proposed driveway will border their property. Potential screening may encroach on their property.

Jason asks for written agreements for maintenance, and construction standards to be followed by the applicant.

Jim McKinstry asks for definition of screening, as defined in the Village Bylaws. Board refers to definition on page 84, Article 8, Section 8.1 and 8.2.

Margo Longway asks for clarification if the proposed driveway to Lot 2 is in fact a proposed driveway or if it is a proposed road. Also, how the permitting differs for driveway versus road.

Town of Enosburgh
Consolidated Development Review Board

Angie Wright refers to the original application submitted for wording, if the applicants are applying for a proposed road or driveway. It is determined that it has been applied as a proposed driveway.

After discussion and review of evidence submitted by abutters, the board agrees that an in person site visit is not needed.

With no questions or comment from the public, Pat Hayes closes public comments.

Jessica Eagles motions to close the public hearing and enter deliberative session.
Shaleigh Draper seconds the motion.
The motion passes unanimously.

Jessica Eagles motions to continue deliberations to June 24, 2021 at 6:00pm.
Angie Wright seconds the motion.
The motion passes unanimously.

3. Minutes from May 26, 2021 meeting

Jessica Eagles motions to approve May 26 minutes as written.
Angie Wright seconds the motion.
The motion passes unanimously.

4. Administrative Housekeeping

Moved to future meeting.

5. Adjournment

Angie Wright motions to adjourn.
Jessica eagles seconds the motion.
The motion passes unanimously. Adjourned at 8:43pm.