

Town of Enosburgh  
Consolidated Development Review Board

Wednesday, May 26, 2021 @ 6:30pm  
Remote Meeting via Zoom  
Zoom Meeting ID 802 933 4421

Attendance

- Committee Members: Pat Hayes, Jessica Eagles, Angela Wright, Steve Comeau, Shaleigh Draper
  - Absent: None
  - Public: Jim McKinstry, Jason Longway, Gerry Longway, Margo Longway, Anthony Lussier, Glenn Harter
  - Staff: Jesse Woods (Zoning Administrator)
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Agenda

1. **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.
  2. Approval of April Minutes
  3. Other business
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Pat Hayes (Chair) reads Zoom instructions, Notice of Hearing, and Agenda. Hayes requests all members of the board acknowledge any potential conflict of interest of ex parte communications.

Each member acknowledges no conflict of interest or ex parte communications.

Hayes swears in all by oath, asking that any person from the public acknowledge the oath before speaking.

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Public hearing is open at 6:38pm following opening instructions.

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

Glenn Harter presents on behalf of the applicants, Anthony and Daniel Lussier. Harter describes changes made to the plans that were presented at the previous public hearing, as requested by the board. Changes included detailed descriptions of proposed vegetation screening, changes to location of water and utility lines, and approvals from Enosburg Fire and Rescue services regarding access to proposed lots.

Hayes opens the discussion for public comment.

Jim McKinstry questions location of culvert previously discussed during the sketch plan meeting, asking if that culvert will still be placed. Anthony Lussier confirms that the current ditch will not be altered or blocked, and a culvert will be placed to assist with water flow.

McKinstry asks if it would be possible for the vegetation proposed can be extended to shield their property from proposed Lot 1. Lussier explains the proposed variety for screening may not grow if planted within the existing tree line.

Gerry Longway expresses concern for existing slope, and potential runoff during and after construction of proposed access road to Lot 2. Harter confirms that proper procedures will be followed to minimize and control erosion and runoff. Applicants express willingness to have the site checked periodically.

Gerry Longway asks if there is possibility for barrier between the Longway lot, and proposed access road to Lot 2. Proximity of the road to the Longway property raises concern of vehicles going off the road into their property. The Longway's are concerned for safety reasons, and asks for potential barriers to be put between the road and their property. Lussier confirms willingness to add barriers between the proposed road to Lot 2, and the Longway property.

Gerry Longway questions the timeline for the project, including construction and modifications to the proposed road. Lussier is unsure, the timeline can vary with contractor availability.

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Margo Longway questions the liability for any damaged property during construction. Lussier confirms he as the property owner would be liable for any damages caused by construction.

Jason Longway raises questions for potential liability with water lines, runoff from new road onto their property, and damage to the property in the future. Reiterates concerns of slope causing increased runoff and water issues, as well as potential for vehicles going off the road onto their property.

Jason Longway asks if there will be a culvert placed to redirect water away from their property. Harter confirms the ditches will be improved and water will be diverted.

Jason Longway questions the proposed water lines on Lot 2, how and where those will be placed. As well as liability in the case that water line breaks. Harter explains the water line will be placed in the location shown on the maps. If ledge becomes an issue, there are ways to still place lines in that location without blasting.

Jason Longway expresses concern for the lack of confirmation that the project will follow proper procedures. Requests that it be put in writing that the applicants will have a professional check the site, to ensure proper procedures and standards are met. Lussier confirms they are willing to have the project checked periodically by a qualified individual.

Jason Longway asks if there could be a site walk through with members of the board and/or the Zoning Administrator. Board and Zoning Administrator are both willing to do a site visit.

Margo Longway asks if there will be improvements made to Wayne's World road for Lot 1. Lussier explains no improvements are needed at this time.

Jason Longway questions visibility from the proposed road to Water Tower road. The proposed road is close to a blind hill, and there is concern for vehicles entering and exiting the proposed road.

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The board agrees more information is needed, and asks the Zoning Administrator to do a site visit with the parties involved. The board will continue the hearing to allow time to obtain more information.

Jessica Eagles motions to continue the hearing at a date and time to be determined. Shaleigh Draper seconds the motion. The motion is moved with no contest.

2. Approval of April Minutes

Jessica Eagles motions to approve April minutes as written. Shaleigh Draper seconds the motion. Motion is moved with no contest.

3. Other Business

No other business is discussed.

Steve Comeau moves to adjourn the meeting. Jessica Eagles seconds the motion. The motion is moved with no contest. The meeting is adjourned at 8:29pm.

The next meeting to continue the public hearing for Application #S-1-21 (Village) Preliminary Plan will be held on Thursday June 10<sup>th</sup> at 6:30pm.

The meeting will be held via Zoom. Information of how to connect, and instructions on how to participate can be found at <https://enosburghvermont.org/> or call 933-4421 prior to the meeting for more details.