

Town of Enosburgh  
Consolidated Development Review Board

**Wednesday, October 27, 2021 @ 6:30pm**

In Person Meeting

Enosburg Emergency Services Building

**Attendance**

- Committee Members: Pat Hayes, Shaleigh Draper, Jessica Eagles, Steve Comeau
  - Public: Jennifer Desautels, Wanda Snider, Douglas Snider, Roy Carpenter, Mary Sylvester, Leonard Sylvester
  - Staff: Jesse Woods (Zoning Administrator)
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**Agenda**

1. Agenda
  2. Application #SPA-1-21/CUP-1-21 (**Town**) Doug and Wanda Snider - After-the-fact conditional use and site plan approval of the expanded campground located 1369 Sand Hill Road (Brookside Campground). Located in the Rural Residential/Agricultural District. Parcel ID#SH1369.
  3. Minutes from August 23, 2021, meeting.
  4. Adjournment
- 

Pat Hayes (Chair) reads 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 6:54pm following opening instructions.

- 1. Agenda**  
No changes.

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**2. Application #SPA-1-21/CUP-1-21 (Town) Doug and Wanda Snider -After-the-fact conditional use and site plan approval.**

Jennifer Desautels, from Trudell Consulting presents on behalf of the applicants and gives a background on the project. The Sniders obtained an Act 250 permit originally; however, they expanded the site over time. The State of Vermont came forward in 2018 with concerns to be addressed and changes to meet standards. The Sniders would need to obtain a new Act 250 permit, along with other state and local permits and updates to the site addressing all the concerns from the state.

Currently, a Wetlands delineation and permit has been obtained. The Sniders have obtained a water supply permit to address the supply at the site, a treatment system has been installed with the state verifying the water supply at the sight. The old wastewater system was undersized, a new wastewater system and wastewater permit have been obtained and all units are up to date.

There was a 2020 DRB approval to subdivide a house parcel from the Campground parcel. The final permit to receive is the new Act 250 permit, the application was submitted over a year ago. The Sniders are working with the state to still provide additional information to obtain that permit, with the final permit to obtain is the local permit to ultimately receive their Act 250 permit.

The applicants are requesting a waiver/modification for the following:

Article 5, Section 5.2, letter B, number 1, C: 50-foot land buffer for campground property lines. Application proposes 6 campsites partially within 50' buffer (existing), and sites to be moved into the 50' buffer to be relocated outside of the wetland riparian buffer.

Article 5, Section 5.2, letter B, number 1, D: Road standards table 5.1. Application proposes to keep existing road widths as is. Standards require one-way roads to be 18', existing width is 10'. Two-way roads to be 33', existing is 20'.

Applicants request waivers/variances to meet conditions for approval.

Chair, Pat Hayes, closes the public hearing.

Public hearing closes at 7:15pm.

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Jessica Eagles motions to enter deliberative session. Steve Comeau seconds the motion. The motion passes unanimously.

Deliberative session begins at 7:20pm.

Jessica Eagles motions to leave deliberative session. Steve Comeau seconds the motion. The motion passes unanimously.

Deliberative session ends at 7:40pm

Shaleigh Draper motions to approve application for conditional use and site plan review with variances for road widths and 50' land buffer as requested. Jessica Eagles seconds the motion. The motion passes unanimously.

**3. Minutes from August 23, 2021, Meeting**

Jessica Eagles motions to approve the August 23, 2021, minutes as written.  
Shaleigh Draper seconds the motion.  
Motion passes unanimously.

**4. Adjournment**

Jessica Eagles motions to adjourn.  
Shaleigh seconds the motion.  
The motion passes unanimously. Adjourned at 7:47pm.