

Town of Enosburgh  
Consolidated Development Review Board

**Wednesday, January 26, 2022 @ 6:30pm**

In Person Meeting/Zoom

Enosburgh Emergency Services Building

**Attendance**

- Committee Members: Pat Hayes, Shaleigh Draper, Jessica Eagles (Via Zoom), Steve Comeau, Angela Wright
  - Staff: Jesse Woods (Zoning Administrator)
  - Public: Jason Longway, Margo Longway, Jim McKinstry, Anthony Lussier, Dan Lussier, Melissa McKinstry (Via Zoom)
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**Agenda**

1. Agenda
  2. Application #S-1-21 (**Village**) Lussier - Final Plan review for 3-lot subdivision located at 495 Water Tower Road in the Low-Density Residential District. Parcel ID# WT0495.
  3. Minutes from January 5, 2022, meeting
  4. Adjournment
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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 6:41pm following opening instructions.

**1. Agenda**

No changes.

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**2. Application #S-1-21 (Village) Lussier**

Hayes asks applicants Anthony Lussier and Daniel Lussier to present final plans.

Anthony Lussier informs the board that the final plans submitted are the materials requested from the DRB from previous meetings. Otherwise, there are no changes.

Hayes allows for public comments

Jason Longway raises concern for the language used on the final site plans submitted regarding guard rails. Per DRB Facts of Finding from approved preliminary plan review, "A guardrail system must be installed on the proposed driveway adjacent to the northerly line of the Longway property (Southside of the proposed driveway) upon completion of construction of proposed driveway". Longway would like clarification on what type of guard rail system would be approved and installed. Final plans indicate it would be boulders, possibly augmented by wooden rails. Abutters would prefer the guardrail not be boulders.

Longway questions who will be responsible to maintain the screening proposed. Longway would like it to be written as to who will be responsible for the dead plants being removed in the Spring.

Longways ask about spacing between proposed road, screening, and guard rail system without impeding on the boundary line. There are concerns that there would not be enough room to make a driveway, install guardrails and screening without being too close to the boundary.

Anthony Lussier explains that there would be more than enough room, and they would widen the driveway away from the Longway property, to fit all requirements.

Longway asked for clarification on the type of trees used for screening. DRB members address the proposed screening type.

Longway expresses concern for water, traffic, and ability to mitigate the amount of strain and impact the project will have on their property.

Abutters and DRB members question the language used on the final plans regarding proposed driveway vs. proposed road. Final plans list "existing road", where it should read "proposed driveway".

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Shaleigh Draper reminds the members of the public that the board will take all comments and concerns into consideration. The board will address questions and comments as they come, to the best of their ability, but the board may not have all the answers yet. No decisions will be made and given to the public until a deliberative session is held and decisions are made amongst the board members.

Jim Mckinstry expresses concern for another house using Wayne's World Road. He explains that the current condition of the road is not wide enough for multiple vehicles meeting one another in the driveway. Very concerned about additional traffic with the addition of another home. They question if Wayne's world should be widened to accommodate more traffic.

Margo Longway asks if there is a requirement for how wide a road or driveway needs to be for more than 2 houses.

Melissa Mckinstry asks the board for clarification in the bylaws, section 8.4, letter A, number 2, lists calming techniques. Hayes explains that is likely referring to speed bumps for slowing traffic.

Jim Mckinstry reminds the board in the beginning of this project process, they requested that a culvert be installed in the driveway to lot 1, so that water drains properly. After discussion it is clarified that there is a notation on sheet 1 of 6 that there are standards to be followed for all driveway construction, which includes specifications for culverts.

Mckinstry asks about the length of screening shrubs, which is clarified by Anthony and Dan Lussier.

Anthony Lussier explains that if the driveways are installed, they will be done per regulation and approved plans.

Angela Wright motions to close the public hearing. Steve Comeau seconds the motion. Motion passes unanimously. Public hearing closes at 8:30pm.

Jessica Eagles motions to enter deliberative session. Shaleigh Draper seconds the motions. Motion passes unanimously. Deliberative session begins at 8:35pm.

Jessica Eagle motions to table deliberative to a future date and time to be determined, Steve Comeau seconds the motion. Motion passes unanimously.

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**3. Minutes from January 5, 2022, Meeting**

Steve Comeau motions to approve the minutes from the January 5, 2022, meeting as written. Jessica Eagles seconds the motion. Motion passes unanimously.

**4. Adjournment**

Jessica Eagles motions to adjourn. Angela Wright seconds the motion. Meeting is adjourned at 9:17pm.