

Town of Enosburg Falls  
Consolidated Development Review Board  
January 11, 2017

**MINUTES**

PRESENT:

DRB members-

Polly Rico, Chair

Allen Demar

Normand Gervais

Patrick Hayes

Rick Clark

Steve Comeau

Amanda Cronin

Angela Wright, Zoning Administrator

And DRB clerk

Applicants, representatives of applicants, and abutters and public-

Donal Dugan, Champlain Housing Trust and applicant

Suzanne Martin, Champlain Housing Trust

Eric Martin

Meg McGovern, Donahue Associates

Suzanne Hull-Parent

Paul Godin

Ashley Johnston (on conference call)

Travis Johnston (on conference call)

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Polly opened hearing at 6:32 pm and read the Notice and Agenda to all in attendance.

Application # SPA-4-16 Request for Site Plan Approval of Champlain Housing Trust (Enosburg) and TAJ, LLC aka Ashley and Travis Johnston for relocation of Vermont Liquor Store Outlet know as Beverage Gallery to be located at 335-341 Main Street.

Polly swears in Donal Dugan and Suzanne Martin in person, and then swears in Ashley Johnston on conference call and Travis Johnston on conference call.

Donal discusses the proposal. Commercial space used previously as a retail space. Proposing to use 2 of the 3 spaces used previously by Poulin Lumber. Use will be retail, less than 50,000 square feet, to be used by TAJ, LLC, dba Beverage Gallery (Travis and Ashley Johnston). Proposing a wall to separate unit 331 from unit 335. Wall will be a full-height wall separating the other units. Also, a new wall will be constructed to separate bottle redemption area from the remaining part of the liquor store outlet.

The delivery dock and ramp currently in place will service the proposed units. The 625' of loading dock meets the ordinance requirements and will be used for loading and deliveries.

Redemption and recycling area will be located in the back only. Loading and deliveries will also be done from the back of the building. Off-street parking may not be required for lessors. Applicants and property owners agree that business owners will park in the rear of the building, not in front. Suzanne advised that the lessors have been given 3 spots inside the parking garage.

The proposed location for the sign is over the doorway to both doors. Donal advised that the liquor control board requires the Vermont liquor outlet sign for all State outlets. Polly informed applicants that posters, beer/liquor signs still also constitute a type of signage and should be taken into consideration when considering the regulations. Applicant, Ashley, advised that all other posters or signs will be located on the interior walls (not window) of the units.

Donal discusses that the compressor will be external for the chiller room and will be located on the roof that covers the parking garage. 20"x24".

Polly asks Donal about plans for displays in windows. Displays constitute signs.

Snow and garbage removal will remain the same as is in place currently.

Suzanne advised that they have spoken with the trash removal company and that all trash will be promptly removed and no garbage will remain on or around the property.

Truck flow for deliveries will be able to use the neighboring property (Merchants Bank) to align and use as turnabout for driving purposes.

Ashley advised that redemption customers will use the back door only for redemption purposes.

Polly opens up discussion to members of public attendees. No discussion ensues.

Polly closes public hearing at 7:10 pm.

Amanda Cronin moves to go into deliberative session. Allen Demar seconds the motion. All in favor, motion passes 7-0. The Board goes into deliberative session at 7:11 pm.

Allen Demar motions to come out of deliberative session, motion is seconded by Normand Gervais. All in favor. Motion passes in favor 7-0.

No further business is discussed.

Patrick Hayes motions to adjourn, Rick Clark seconds the motion. Motion passes 7-0 in favor.

Meeting closes at 8 pm.

Meeting adjourned.