

Enosburg Joint Development Review Board

March 23, 2015

Minutes of the Meeting

Present:

Rick Clark

Polly Rico

Steve Comeau

Norman Gervais

Allen Demar

Mike Bovat

Public Present:

Roy Carpenter

Rick Mayotte

Paul and Sheila Flowers

Kyle and Kylene Flowers

Stephen Harness

Michael Gervais

Hearing commences at 6:35pm

Application S-05-14- Carpenter/Joyal, Final Plan Review hearing for 2 lot subdivision with ROW

An executed easement deed was presented by Roy Carpenter from Carroll D. Wright and Darlene Wright for ROW to subdivision. A proposed Quit Claim Deed was presented of Richard and Melisande Mayotte to Scott and Shari Joyal at the time of the pending closing. This Quit Claim Deed will convey a right of way from Mayotte to Joyal to access the 5 acre Joyal lot.

The official, signed survey map was presented to the Board.

50 ft ROW was surveyed to access the 2 lot subdivision.

Closed hearing at 6:50

Allen Demar motions to approve final plan, Steve Comeau seconds, all in favor, motion passes 6-0 in favor

Application Z-3- 15 Flowers Accessory dwelling in a Natural Resource Overlay district.
Conditional use hearing.

Applicants, Paul and Sheila Flowers, would like to place a yurt on the property, owned by their son and daughter-in-law, Kyle and Kylene Flowers. The yurt would be placed on a wooden platform.

Would not share driveway.

Proposed yurt has a square footage of 737 square feet.

Hill in the back slants to a ravine, property slopes toward the center of property. There is a well site footprint across the road that stretches onto the Flowers' property along the road side, no development could occur in this area.

The side setback of the yurt would be 75 ft., front setback would be 135 ft.+/-, Plenty of rear setback.

Currently there is no proposed water or septic.

The current driveway is in the well head foot print, so no new development in that area.

Hearing is closed at 7:20

Mike Bovat moves to table decision, Steve Comeau seconds, all in favor. Motion passes 6-0 in favor.

Application Z-1-15 Harness Boundary lot adjustment

Hearing starts at 7:20

2 contiguous lots, both currently owned by Applicant, Stephen Harness. Applicant wants to adjust center boundary lot line to include garage situated on lot 1, which currently encroaches across the center lot line and onto lot 2. All wastewater permits are up to date and based upon the proposed boundary line adjustment depicted on the survey map prepared by Michael Gervais, the garage meets all setbacks.

Close hearing at 7:25.

Normand Gervais moves to accept boundary line adjustment, Allen Demar seconds the motion, all in favor. Motion passes 6-0 in favor.

The Board made a decision to deny Mr. Abbott's appeal of the Zoning Administrator's Decision which found Mr. Abbott in Violation of the Use of property as an In-house Auction in the Central Business District.. Based on Mr. Abbott's testimony that he, in-fact, currently holds auctions in the central business district, proves he is in violation. Rick Clark motion to accept the decision, Allen Demar seconds the Motion, 6-1 Norman Gervais descents.