

Town of Enosburg Falls
Consolidated Development Review Board
April 12, 2017

MINUTES

PRESENT:

DRB members-

Polly Rico, Chair

Allen Demar

Normand Gervais

Patrick Hayes

Rick Clark

Michael Bovat

Steve Comeau

Amanda Cronin

Angela Wright, Zoning Administrator

And DRB clerk

Applicants, representatives of applicants, and abutters and public-

Katherine Bennett

James Cameron

Polly opens the hearing at 6:40 pm and reads the Notice and Agenda to all in attendance. Because the first applicant on the agenda was not present at the time the hearing was opened, the order of items on the agenda was changed hearing the application of Quincy Hotel first and Bennett Properties, LLC., was heard second.

Application CUP-1-17 and SPA-1-17. Jim Cameron was present to represent the Quincy applications. Mr. Cameron was sworn in. Jim described in detail all work that has been completed to date. The overall plan is to complete the first floor which will stay as a pub and dining room. An elevator is proposed to serve the three floors. Fire escape on the west side will be removed. Two changes to façade - The ramp proposed will be smaller than the existing ramp and will be constructed with a “turn-back”. The Laundry room will be demolished leaving the total overall footprint slightly smaller. Applicant is proposing a foyer near rear existing entrance. The southwest corner consists of two spaces. One will become an ADA suite in the

front of the building, and one will be used for the proposed building manager's office space. Existing roof is fully sprinklered. The building currently has 10 rooms each on the second and third floor and the applicant is proposing four suites on each floor with shared bathrooms. The existing stairs will be utilized and team will also install fire doors. Reinstalling windows in the hallways to provide natural light to flow inside the building. Proposing using two 1-bedroom rentals. Moving into phase 1 in three months – 2 apartments, restaurant on first floor, restoring first floor, kitchen, etc. all new windows, on front façade, paint, etc. Polly asked about parking plan. Jim advised that there is no plan to change the existing parking area. Jim has no current plan for lighting at this point. Planning a historic sign to be placed in the original spot. No storage tanks proposed for fuel. No additions to the front porch. No further discussion ensues.

Polly explained the appeal rights. Polly closes the public portion of the hearing at 7 pm.

Application #S-1-17

Katherine Bennett was present for the applicant and was sworn in. Property at 105 Bismark is planning to be refurbished to become a single family dwelling rental. Existing structure at 137 Bismark will be demolished and there is a future plan to possibly build a multi-family structure. All four small lots will be adjusted to create two larger lots. Polly explained the appeal options to Katherine Bennett. No further discussion ensues.

Polly closes the public hearing at 7:19 pm.

Steve Comeau motions to go into deliberative session, motion is seconded by Allen Demar.

Allen Demar motions to come out of deliberative session. Steve seconds the motion.

Patrick Hayes motions to accept minutes of the February 8, 2017, hearing. Motion seconded by Rick Clark.

No further business is discussed.

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

Meeting closes at 7:55 pm.