

Town of Enosburg Falls
Consolidated Development Review Board
June 14, 2017

MINUTES

PRESENT:

DRB members-

Polly Rico, Chair

Allen Demar

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-

Anthony Nichols

Kim Nichols

Polly Rico opens at hearing at 6:30 and reads the Notice and Agenda to all in attendance. Roy Hango and Anthony Nichols were sworn in by Polly.

Application S-2-17. Roy Hango discusses the proposed subdivision. Project enters from Duffy Hill Road from a 50 foot right of way. Three of the four lots are located in Enosburg and one lot located in Sheldon. All lots are proposed for residential. One area is proposed for 3 mounds and this area will be part of lot 5 (each lot will have its own mound). Lots are labelled 5A, 5B & 5C. Septic area is part of a common easement area where the mound system is located. Each lot has its own mound system. The fifty foot right of way leading from Duffy Hill Road into the subject property existed prior to this proposal. A road is being proposed to serve each lot with a hammer head at end of property. There is no development proposed on Lot 5. Access to the septic easement goes through proposed lots. Topography of property is fairly level until back lot area which has a higher elevation. Each lot has an onsite well and offsite septic. Electric

easement has been granted by neighbor, Walter Maple. The roadway into proposed subdivision will be private and applicant will possibly create a homeowner's association to maintain road. The triangular lot to south of the proposed right of way is part of Lot 5. Polly explained the appeal rights. Polly closed the public portion of the hearing at 7 pm.

Patrick Hayes motioned to go into deliberative session, seconded by Amanda Cronin.

Allen motioned to come out of deliberative session. Steve seconded the motion.

The board read the minutes of the meeting of the May 10, 2017, DRB hearing. Rick Clark moves to approve the Minutes of the 5/10/17 hearing. Motion is seconded by Allen Demar. Motion passes 6-0 in favor.

No further business is discussed.

Patrick Hayes motions to adjourn, Michael Bovat seconds the motion. Motion passes 6-0 in favor.

Meeting closes at 8 pm.