

Enosburg Falls  
Consolidated Development Review Board  
Minutes of the June 16, 2015, hearing

PRESENT:

DRB members-

Polly Rico, Chair  
Allen Demar  
Normand Gervais  
Rick Clark  
Patrick Hayes  
Amanda Cronin  
Stephen Comeau  
Michael Bovat

Angela Wright, Zoning Administrator  
And DRB clerk

Applicants, representatives of applicants, and a utters-

Mark Laroche  
Sherry Parent  
Pierre Letourneau

Public-

none

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Polly opened hearing at 6:33 pm and read the warning.

Application # SPA-1-15 of Mark Laroche, application for retail establishment less than 50,000 square feet and/or Personal Services establishment to be located at 258 Main Street.

Mark Laroche was sworn in at 6:34 pm. Mr. Laroche explained to the Board his plan for preparing for catering jobs at 258 Main Street, with the possibility of selling smoked meats to the public. Currently Mr. Laroche needs a kitchen to prepare salads and meats before catering event. On occasion he plans to set up a smoker for his catering business. Polly asked how long the smoker would run, Mr. Laroche said 3-6 hours at a time. The smoker would be located in front of building in the parking area. Normand Gervais asked if the public would stop and buy products. Mark advised they can pick up products, but will not be eating in. Mr. Laroche

advised that he would use two different smokers, one larger than the other. One smoker is an enclosed unit smoker. Mr. Laroche advised the Board that he would set up and use the smoker approximately once weekly. Mr. Laroche advised that he may also precook meat at his home to cut down on smoking time. Allen Demar asked about products being sold. Mark said his products will consist of beef, pork, chicken, but no meals. Allen asked if he plans to do bbq chicken events. Mr. Laroche advised that he will continue to do bbq events for parkside grill only. Mr. Laroche advised that he will not do his and Parkside Grill's meat smoking and barbequing at the same time. Allen Demar asked about hours of smoking. Mark will not be smoking during the night hours after he closes, only while he is present. Polly asked if people would pick up orders. Mark advised that they would pick up pre-ordered meats. Mr. Laroche advised that his initial setup would be catering first, then retail second. Polly asked for clarification on catering vs. retail. Mark advised that very few people would be at his establishment at one time. Mark advised that he will be doing cherry for smoking, and no other types of flavors. Mark will be getting inspected by the State of Vermont prior to opening. Normand advised that he will need State permits.

Polly opened up the hearing to the public for comment. Pierre Letourneau, an abutter, was sworn in by Polly Rico. Pierre asked what would stop Mr. Laroche from having a sit down establishment. Polly advised that the use would then be considered a restaurant and Mr. Laroche would be in violation of his permit for a personal service establishment and/or retail. Pierre discussed his concern with customers using his personal driveway for Mark Laroche's establishment and what precautions will be taken to secure his personal driveway. Allen Demar advised that Mark shouldn't need much parking for the type of business he is asking the Board for permission for. Mark advised that his business is year-round. Barbequing and/or smoker usage is seasonal only, not planned in winter months. Pierre asked that Mr. Laroche have suitable fire protection for the proposed business since it is very close to Pierre's residence. Polly closed the hearing at 6:50 pm. Polly advised Mr. Laroche that the Board has up to 45 days for a decision, plus a 30 day appeal period will follow.

Application #SPA-2-15, applicant, Sherry Parent Martin, was sworn in at 6:52 pm. Sherry explained her business plan for a child's retail/thrift clothing store. Mostly used clothing, not much new clothing. Also will have infant items like pac-n-plays, walkers, bouncy seats, etc. Her hours will be the same as the previous establishment. No change to structure, other than adding a counter. Not adding any lighting but will add an outside sign. The sign will be wooden letters of varying colors which will be added to a plywood backing. Dimensions will be a total square feet of 20.08 (4'x5'). Polly advised of the 45 days to make a decision, after the decision there is a 30 day appeal period. Polly closed the hearing at 7:10 p.m.

The Board went into deliberative session. Pat moved to go into deliberative session, Amanda seconded the motion. All in favor 8-0.

Michael Bovat moved to come out of deliberative session, seconded by Amanda Cronin. All in favor, 8-0 in favor.

Application SPA-1-15 for Mark Laroche for a retail establishment and personal services establishment located at 258 Main Street, is approved with conditions.

Application SPA-2-15 for Sherry Martin Parent for a retail establishment at 218 Main Street is approved.

The minutes of the May 19, 2015, DRB hearing were read aloud. The Minutes were accepted with an amendment as follows: amended to state that the hydrant is currently located on Birch Lane and not on Orchard Street as stated in the DRAFT May 19, 2015, Minutes.

Rick Clark makes a motion to accept the minutes, motion seconded by Stephen Comeau. All in favor, 8-0.

Allen Demar motions to adjourn, Polly seconds motion. All in favor, 8-0.