

Town of Enosburg Falls
Consolidated Development Review Board
July 13, 2016

MINUTES (DRAFT)

PRESENT:

DRB members-

Polly Rico, Chair

Allen Demar

Normand Gervais

Rick Clark

Michael Bovat

Steve Comeau

Amanda Cronin

Angela Wright, Zoning Administrator

And DRB clerk

Applicants, representatives of applicants, and abutters and public-

Ronald Notkin

Nate Nadeau, surveyor

Viola Woodward

Jacques Larose

Sheila Notkin

Bob Jette

Otto Hansen

Ken Fiske

Joanne Fiske

Polly opened hearing at 6:30 pm and read the Notice and Agenda to all in attendance.

Application # S-1-16 for sketch plan review of a proposed three lot subdivision off Woodward Neighborhood Road and old class IV highway #26u. Nate Nadeau and Ron Notkin are sworn in. Mr. Notkin explains the three lot subdivision. Three lots are currently served by old class IV highway #26. Lot 3C is meant to be conveyed to his daughter. He wants access for that lot to be from McGowan Road. Wants to use TH#26 as a right of way for access. Lot 3A is where Mr. Notkin's house currently sits. Lot 3B is meant to be conveyed to Hazens Notch Woodland to

merge with Hazen's Notice property on the south side of town highway #26. Currently 110 acres in Mr. Notkin's lot, formerly referred to in prior map as Lot 3, has a State wastewater permit that will need to be amended. Polly advised that the Town would not be responsible for upkeep of the class IV highway. Polly explained that the Board will deliberate on all issues. Polly asked public for comment. Viola Woodward, an abutter to Lot 3C, asked what the acreage of each lot is.

Sheila Notkin is sworn in. Sheila explains that she owns the house adjacent to the subdivision. Sheila feels lot 3C does not have road frontage. Asks that a biological impact study be required before TH 26 road is reopened. Also feels reopening the road would pose a danger to her shallow well located on the south side of TH 26, located on property currently owned by Hazens Notch Woodland aka Lot 5 as depicted on the existing sketch. Ms. Notkin acknowledged that she installed the pipeline down the center line of TH#26 to her existing shallow well. Mr Notkin advised that the shallow well does not serve any of his property.

Polly swore in Joey Clark, Road Commissioner. Discussed with Joey the status of TH 26. Joey showed the Board a map of Town Roads for discussion. 7/10 of TH #26 is road is class iv road. ¼ mile of th #26 is Class 3 on McGowan Road. Joey advised that from the end of McGowan road to the proposed Lot 3C is roughly 300 feet into TH #26.

Polly asks Mr. Notkin how lot 3B would gain access. Mr. Notkin advised that Lot 3B will be purchased by Hazens Notch Woodland. Polly advised that the Board will not make a decision on potential sales and that the request will be based upon current owners. No further discussed ensues.

Polly advises appeal rights to those in attendance.

Polly closes the hearing at 7:15 pm.

Polly opens the hearing at 7:17 pm. Jacques Larose and Otto Hansen representatives for RL Vallee are sworn in. Jacques discusses the proposed project. Currently at 440 Pearl Street sits a mobile home and garage. Proposing removing the home and garage and expand the RL Vallee property onto 440 Pearl Street for parking. Will be seeking a state stormwater permit. Jacques explained to the Board a swale and diversion plan for water runoff. Proposing 14 passenger car spots and 5 truck spots on the Fiske lot. Vehicles will be exiting out the west side of the existing maplefields property.

No signage is proposed. Snow removal will be pushed to the back portion of the new lot and transported to a state facility with heavy snowfall. Lighting is proposed for safety purposes. Existing Kerosene above-ground tank currently on property in the middle of the northern access but will be relocated 20 feet away near the dumpster. Landscaping and additional is proposed for esthetic purposes. The trash enclosure will be shielded. Polly asked if any other comments. Polly explained appeal process to those in attendance.

Polly advised that the relocation of the kerosene tank is not part of the current application being discussed. Angela Wright, drb clerk and zoning administrator advised that the relocation of the kerosene tank is not proposed in the application being discussed at this hearing. Polly asks if anyone has further comments or questions,

No further discussion ensues.

Polly closes the hearing at 7:40.

Allen Demar motions to go into deliberative session. Motion is seconded by Amanda Cronin. The board goes into deliberative session at 7:42.

Rick Clark motions to come out of deliberative session. Steve Comeau seconds the motion. All in favor. Board comes out of deliberative session at 8:10 pm.

Application #S-1-16 is TABLED by the Board pending additional information from Vermont League of Cities and Towns as well as an updated sketch plan which property depicts all three lots in their entirety to include all dimensions and locations of roads in question and any other information that is required for submission for a sketch plan as required by the Town of Enosburgh Bylaws.

Amanda Cronin motions to go into deliberative session. Seconded by Michael Bovat. All in favor. The Board goes into deliberative session at 8:15.

Amanda Cronin motions to come out of deliberative session. Allen Demar seconds the motion. All in favor. The Board comes out of deliberative session at 8:50 pm.

The applications of RL Vallee Application are TABLED by the Board due to needing additional information and submission of a complete and accurate site plan depicting and and all work currently completed, and work that has prior DRB approval but is not yet completed as well as any and all work being proposed but that is not contained in the current applications.

Polly Rico reads the minutes of the June 8, 2016, Development Review Board hearing. Allen Demar makes a motion to accept the minutes of the meeting. Rick Clark seconds the motion. All in favor. Motion passed.

Amanda Cronin motions to adjourn, Normand Gervais seconds the motion. Motion passes 7-0 in favor.

Meeting adjourns at 9:00 pm.