

Town of Enosburg Falls  
Consolidated Development Review Board  
August 10th, 2016

**MINUTES**

PRESENT:

DRB members-  
Polly Rico, Chair  
Patrick Hayes  
Rick Clark  
Michael Bovat  
Steve Comeau  
Amanda Cronin

Applicants, representatives of applicants, and abutters and public-  
Ronald Notkin, Applicant  
Sheila Notkin, Abutter  
Nathan Nadeau, Surveyor  
Ken Fiske, Abutter  
Jacques Larose, CEA, Engineer

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Polly opened hearing at 6:35 pm and read the Notice and Agenda to all in attendance. Steve makes a motion to reopen the 7/13/16 hearing for the Notkin subdivision application, Rick seconds the motion. The vote is unanimous and the motion passes 6-0.

Application # S-1-16 for Sketch Plan Review of a proposed (3) three lot subdivision off

Application # S-1-16– Polly opened the hearing at 6:41pm. Mr. Notkin and Nathan Nadeau were sworn in.

Nathan Nadeau said they added the additional property metes and bounds on the map, stating lot 3B that the board asked for at the last meeting. NRPC gave information that a Class IV road is considered road frontage, even if it is not maintained; per state statute. Nathan Nadeau states that there is no proposed development for lot 3b or 3c at this time. Lot 3a is Ronald Notkin's existing residence. Polly states that the Board can impose conditions that if there is proposed development in the future, they can require access requirements. Polly explains the

decision process to Mr. Notkin. Steve moves to reopen the hearing for Application... Michael seconds the motion. Vote is unanimous and the hearing is reopened.

Application #CUP-2-16 for RL Vallee. Jacques Larose is sworn in.

Steve makes a motion to reopen the 7/13/16 hearing for the RL Vallee application, Rick seconds the motion. The vote is unanimous and the motion passes 6-0.

Jacques Larose states that VTrans may not allow access to the proposed parking lot. Mr. Larose asks the board to review the plan as presented and impose conditions that VTrans approves the access, **or** the Board could table the discussion until the access is approved or denied. Polly states that a new map would probably be required, so it might be best to table the discussion until VTrans has made a decision.

Pat moves to close the hearing, Rick seconds the motion. Vote is unanimous and motion passes. Hearing is closed at 6:59pm.

Amanda moves to go into deliberative session. Mike seconds the motion. All in favor, motion passes. The Board goes into deliberative session at 7:01pm.

Pat moves to leave deliberative session, Steve seconds the motion. Vote is unanimous and motion passes 6-0.

Steve moves to TABLE the RL Vallee application until the applicant has an updated map showing the correct entrance. Rick seconds the motion. Vote is unanimous and the motion passes 6-0.

Polly read the minutes of the meeting of the July 13, 2016, DRB hearing. Rick moves to approve the minutes as read (with corrections noted on minutes from 7/13/16) of the July 13<sup>th</sup> meeting. Motion is seconded by Steve, motion passes 6-0 in favor.

No further business is discussed.

Patrick Hayes motions to adjourn. Motion passes 6-0 in favor.

Meeting closes at 7:33pm.