

Town of Enosburg Falls
Consolidated Development Review Board
September 12, 2018

MINUTES

PRESENT:

DRB members-

Polly Rico, Chair

Patrick Hayes

Rick Clark

Amanda Cronin

Angela Wright, Zoning Administrator

And DRB clerk

Applicants, representatives of applicants, and abutters and public-

Raymond Laporte, applicant

Carroll Peters, surveyor

Paula Schramm, abutter

Polly opens hearing at 6:36 pm and reads the Notice and Agenda to all in attendance.

Application S-1-18 – Carroll Peters and Raymond Laporte are sworn in. The applicant and Carroll Peters describe the application for the proposed 2 lot subdivision. Carroll describes 2 lot subdivision as follows. Lot 9-1 contains a single family dwelling and Lot 9-2 is a vacant lot. Mr. Peters advised that there is as driveway curb cut permit on file, Polly Rico confirmed that there is not currently a curb cut permit on file based upon a prior conversation with road foreman, Joey Clark. Carroll Peters advised that a State wastewater permit has been granted and provided a copy to the board. Polly asked Mr. Laporte what his future plans are for the neighboring existing lot 9A which is not a part the proposed subdivision, Mr. Laporte explained that there are no future plans. Paula Schramm asked what the purpose of the current land activity/excavating is for that she noticed is currently going on at this property. Mr. Laporte advised that it is not for the proposed subdivision and that it is in search of water due to the drought conditions from the summer. Polly advised that the proposed lot 9-2 does not conform to the current bylaw's dimensional requirements due to its width and depth dimensions because of the extra-long length of the proposed lots. Polly advised that it is important to try to avoid creating a hardship for the applicant by allowing the proposed irregularly shaped lot

and she suggests moving the boundary line to increase the width of the lot. Mr. Carroll advised that because the house on the neighboring lot is already constructed and the State requires a 500 foot setback from the boundary line and Mr. Peters feels it is not possible. Polly advised that there is no hardship being created by asking to move the line to prevent a hardship because the neighboring lots are available to allow a boundary to be moved and the neighboring property is owned by the applicant, Mr. Laporte. Paula Schramm asked generally when does the abutter first hear of a proposed subdivision, and the board responded by saying abutters are notified when an application is warned for hearing. Polly discussed applicants' appeal rights and post hearing process. No further discussion ensues.

The public portion of the meeting is closed at 7:07 pm.

Amanda Cronin motions to go into deliberative session. Pat Hayes seconds motion to enter deliberative session. Motion passes at 7:15 pm.

Amanda Cronin motions to come out of deliberative session. Patrick Hayes seconds motion to come out of deliberative session. Motion passes at 7:40 pm.

Amanda Cronin reads the minutes of the meeting of the May 9, 2018 and June 13, 2018, DRB hearing. Rick Clark moves to approve the Minutes of the May 9, 2018 and June 13, 2018 hearing. Motion is seconded by Amanda Cronin. Motion passes 4-0 in favor.

No further business is discussed.

Patrick Hayes motions to adjourn, seconds the motion. Motion passes 4-0 in favor.

Meeting closes at 7:55 pm.