

Town of Enosburg Falls
Consolidated Development Review Board
September 15, 2015

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-

Michael Gervais

Lyman Lawyer

Norman Kern

Ken Fiske

Joanne Fiske

Tim Vallee

Suzanne Hull-Parent

Seth Hungerford

Polly opened hearing at 6:34 and read the Notice and Agenda to all in attendance.

Application: S-5-15 for final plan approval of a proposed three (3) lot minor subdivision with proposed shared driveway and easement off Boston Post Road. Michael Gervais of Northern Land Surveying represented the applicants, Daniel and Kim Gervais, was sworn in. Michael advised that no changes have been made to the plan since the first hearing other than adding lot designation for lots 1 and 3 along with changing the district from Rural Residential/Agricultural to just Rural Residential. No further discussion. Polly closed the hearing at 6:43 pm.

Application: #CUP-1-15 and #SPA-3-15— Polly opened the hearing at 6:48 pm. Tim Vallee, representative for RL Vallee and was sworn in. Tim Vallee explained 12'x50' addition to east side existing service station/convenience store for storage and office space. Also proposing adding non-ethanol gas and off-road diesel on the existing island to accommodate people using the rail trail for ATV usage. The sidewalk will continue on east side. Parking will be moved east. There will be 35.5' between building and canopy. Currently one diesel pump in the existing island. Also has satellite pump. Underground storage is for ethanol and off-road diesel, 10,000 or 12,000 gal tank split 60/40 for the two fuels. Essentially adding one pump offering two fuels. Vallee has long term lease with the State on property near the rail trail. Underground storage tank proposed will be near the proposed modified island. Tim advised that the diesel will be available 24 hours, store will be opened 12 hours daily. Also has special emergency shut-off button in case of emergency. Lighting will remain the same on canopy. No plans for additional signage at this time. No further questions of the board. Polly opened up discussion to interested parties. Ken Fiske was sworn in. Ken owns property to the north of RL Vallee. Ken Fiske advised that he feels the store is an asset to the Town. Ken talks about the amount of time spent by customers at one time. Traffic and parking is heavy. Jake-break usage is heavy. Ken has issues with renting his mobile home to renters because of traffic and noise. Ken feels diesel bottle-necks traffic near his property. Proposal would make things more difficult. Parking is very full with current layout of service station/convenient store. Parking is fragmented. No signage on back of store directing parking. Lots of congestion already, more services will compound parking issue and traffic flow. Ken wants the Board to take these issues into consideration when making a decision on the request. The fumes and noises in Ken's backyard are constant. Also, fan that runs 24/7 and renters find it an annoyance. Ken is very concerned about saturating the lot before its grown too large. Polly asked about parking. Tim advised that they are not eliminating any parking. Tim disagrees about the truck congestion. Says he meets the setbacks, doesn't see off-road diesel as something that will encourage a lot

more traffic. The leased area in back is paved for main traffic flow. Ken feels the company should discourage parking in the truck exiting areas and make more parking visible. Pavement marking for parking or no parking was suggested by Ken. Tim agrees. Ken also is trying to sell his property but has been unable to because of traffic congestion. Polly closes hearing at 7:08 pm.

Polly opens hearing for Snack Shack at 7:10 pm. Seth Hungerford and Suzi Hull-Parent are sworn in. Seth advised the footprint will remain same as was used for the mobile home that once sat on the property. Toward east will be a deck which extends toward the driveway going down toward the sport fields. Nothing will be built toward Valerie Chagnon property. Penny asked about existing footprint. Will have 5' ramp. The school owns the driveway. The living area depicted is the total square footage of the area. Plans do not depict setbacks. All downcast lighting. No signage proposed at this time. The property will be served by existing water, sewer, and power. The snack shack will showcase the work of the Building Trades class. Height of building will single store, 14.3'. Valerie Provencher, abutter, was sworn in. She asked if lawn will be crossed by students because foot traffic goes over her front/side yard. No fence is currently proposed to ward off foot traffic. Suzi advised that the School will consider fencing and will address it school wide. Plantings are encouraged to discourage walking and parking on Ms. Provencher property. No lighting is being proposed that will shine on Valerie's property. Food garbage will continue to go to the existing dumpsters at the school and will also have trash cans at the proposed snack shack. Polly asked about exterior plans. Vinyl siding and asphalt shingles will be used and will be painted school colors. Polly closed meeting at 7:37 pm.

Allen moves to go into deliberative session. Steve Comeau seconds the motion. All in favor, motion passes 7-0. The Board goes into deliberative session at 7:40 pm.

Allen Demar motions to come out of deliberative session, seconded by Patrick Hayes. All in favor. Motion passes in favor 7-0.

Amanda Cronin read the minutes of the meeting of the August 15, 2015, DRB hearing. Allen Demar moves to approve the Minutes of the August 15, 2015 hearing. Seconded by Rick Clark. Motion passes 7-0 in favor.

No further business is discussed.

Patrick Hayes motions to adjourn, Michael Bovat seconds the motion. Motion passes 7-0 in favor.

Meeting closes at 9:05 pm.