

Town of Enosburg Falls  
Consolidated Development Review Board  
October 12, 2016

**MINUTES**

PRESENT:

DRB members-

Polly Rico, Chair

Normand Gervais

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-

Suzanne Hull-Parent

Darlene Wright

Dean Wright

Rita Pothier

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Polly opened hearing at 6:38 and reads the Notice and Agenda to all in attendance. The first applicant on the Agenda has not arrived at time of opening of hearing, therefore the chair of the board begins hearing with second agenda item.

Application #S-2-16 for (agenda changed to) Final plan review following DRB's review and decision. Angela recused herself from this portion of the meeting. Amanda Cronin will take minutes for this application.

Polly swears in Dean Wright and Darlene Wright. Dean states that they would like to make a boundary line adjustment to accommodate a more usable space around the house. The proposed lot configuration will allow more space around the house. The proposed property line will follow the corn field edge. There is an existing right-of-way at the northeast corner to allow access to the corn field. The acreage will remain the same at 2.15 acres. Public

comment ends at 6:50. Polly notifies the applicants of their appeal rights and that the board has 45 days to reach a decision.

Application SPA-4-16 and CUP-3-16. Suzanne Hull Parent attended hearing, was sworn in, and described the project. Applicant is proposing 10'x40' additions to each of the three existing self-storage units. Project will maintain setback from the existing mobile home on property. The sketch plan submitted to the Board is incomplete and contains small inaccuracies in that it does not depict setback information from White Road. Additionally, one of the proposed additions is depicted as 5' x 40' instead of 10'x40 as proposed in the application.

Polly advised the applicant of her appeal rights.

Application #SD-2-16– Polly opened the hearing at 7:10 pm and the applicant was sworn in. Applicant, Rita Pothier, was present and described the project. Lot 1 prior to adjustment is a single family dwelling and 10 acres with a driveway to Route 108. Lot 2 is a vacant 52 acres prior to adjustment proposal. After the adjustment Lot 1 will be a single family dwelling 2 acres accessing the highway from a 50' right of way. Lot #2 will become 60 acres after adjustment.

Polly closes hearing at 7:20 pm on SD-2-16 Pothier application and S-2-16 Wright application. Board continues application Cup-3-16 and SPA-4-16 Enosburg's Nutshell Storage until November 9, 2016, based upon needed additional information.

Amanda Cronin 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 7:22 pm.

Normand Gervais motions to come out of deliberative session, motion is seconded by Patrick Hayes. All in favor. Motion passes in favor 7-0.

Amanda Cronin read the minutes of the meeting of the September 14, 2016, DRB hearing. Patrick Hayes moves to approve the Minutes of the September 14, 2016 hearing. Motion is seconded by Normand Gervais. 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 8:32 pm.