

**Town of Enosburgh
Minutes of the Meeting
of the
Consolidated Development Review Board**

May 8, 2019

Present:

Steve Comeau
Mike Bovat
Rick Clark
Amanda Cronin
Pat Hayes
Jessica Eagles
Angela Wright, clerk

Public Present:

Pat Hayes, vice chair, reads the agenda, opens hearing at 6:40 pm.

Application S-1-19 (**Village**) for Sketch Plan Review Michael Gervais and Charles sworn in at 6:45pm. Michael explains the proposed 2 lot subdivision. Charles and Tami Gervais plan a two lot subdivision. The existing garage will have second-floor living space seasonally. Water and wastewater permitting is already obtained for seasonal living as well as two lot subdivision. Proposing to share the access for both houses. Lot 2 will have a right of way over lot 1 for the existing water and wastewater lines. Meets dimensional requirements. No further discussion ensues

Pat explains the decision process and appeal rights to the applicant and ends the portion of the public hearing at 6:49pm.

Mr. Dasaro is not currently present so the order of the agenda items have changed.

Town SPA-2-19 and Town CUP-2-19 Michael Loiselle is present and sworn in at 6:50. Mr. Loiselle describes the proposed bottle redemption business (home industry application). Using a portion of his existing garage for the bottle redemption center. Also proposing a trailer on wheels with lockers and pad locks for the public to put their bottles in with identification and contact information. No employees are planned on site at any given time. Tomra will pick up bottles with a tractor trailer truck when called by Mr. Loiselle. Mr. Loiselle advised that he does not currently have Vtrans approval for

access way. Signage is planned. Lockers will be 8 ½ feet high and 16' feet in length total space. No further discussion ensues.

Pat explains the decision process and appeal rights to the applicant and ends the portion of the public hearing at 6:59pm.

SPA-6-19 and CUP-2-19 Paul Godin – sworn in at 7 pm. Paul has returned for Lely repack using adaptive reuse of historic structure. Donlon House is on the historic registry which is a prerequisite to be considered for adaptive reuse of a historic structure. Mr. Godin describes the use of 258 Main Street as a retail space and production space bottling milk and syrup and packaging cheese and eggs. Production and retail is planned at approximately 32 hours weekly with one employee on site. Anticipating Monday thru Wednesday shipping of these products to off-site locations. The retail space will have a 20' cooler. The space will have a wall with a window for production viewing along with the retail space. Two parking spaces are allocated for this portion of the existing building. No further discussion ensues. Pat explains the decision process and appeal rights to the applicant and ends the portion of the public hearing at 7:11 pm.

SPA-5-19 John Dasaro – sworn in at 7:12 pm. John Dasaro explains plan to convert his duplex on Main Street to a multi-family 3 unit structure. Plans to remove his 22' x 40' back structure and replace with a two story 24' x 24' structure. New structure will have a ground floor apartment with a second floor studio apartment. New structure is planned on a slab and is discussing possible screening with neighbor, Jackson. The parking proposed is 6 spots on site diagonal on the Orchard Street side of the property.

Fran and Dana Jackson are sworn in as abutters at 7:25. Jacksons had a preliminary survey done of their property to establish lines. No further discussion ensues. Pat explains the decision process and appeal rights to the applicant and ends the portion of the public hearing at 7:40 pm.

Steve motions to go into deliberative session. Seconded by Amanda. 7:43 p.m.

Amanda moved to come out of deliberative session, Steve seconded motion. 9:05.

Rick Clark motions to approve the sketch plan for application Gervais S-1-19. Motion is seconded by Jessica Eagles. Motion passes unanimously.

Amanda Cronin motions to approve application SPA-2-19 and CUP-2-19 with the condition that the parking area be clearly designated and located outside of the 40 foot front yard setback requirement. Motion is seconded by Steve Comeau. Motion passes unanimously.

Michael Bovat motions to approve the Godin application SPA-6-19 and CUP-2-19. Motion is seconded by Amanda Cronin. Motion passes unanimously.

Amanda Cronin motion to approve the Dasaro application SPA-5-19 with the condition that there be no on-street parking. Motion is seconded by Rick Clark. Motion passes unanimously.

Minutes of the April 10, 2019 meeting were reviewed. Steve makes a motion to approve the minutes, Amanda seconds the motion. All in favor, motion passes.

A nomination was made by Rick Clark to name Pat Hayes as Chair of the DRB. Steven seconded the nomination. No further nomination.

A nomination was made by Jessica Eagles to name Amanda Cronin as vice-chair of the DRB. Rick seconded the motion. No further nomination.

A nomination was made by Amanda Cronin to nominate Jessica Eagles as secretary of the board. Mike seconded the nomination. No further nominations.

Steve makes a motion to adjourn the meeting, the motion is seconded by Jessica. Meeting adjourns at 9:30 pm.

Minutes taken by Angela Wright