

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

**April 10, 2019**

**Present:**

Steve Comeau  
Mike Bovat  
Rick Clark  
Polly Rico  
Amanda Cronin  
Pat Hayes

Angela Wright, clerk

**Public Present:**

Dean Wright  
Paul Godin  
Pierre Letourneau  
Lyle Willey  
Sarah Branon-Menard  
Annie Wagner  
Norman Menard  
Jim Cameron

---

Polly reads the agenda, opens hearing at 6:33pm

Application S-1-19 (**Town**) for Final Plan Review following Administrative Review - Michael Gervais and Dean Wright are sworn in at 6:40pm. Michael explains the proposed boundary line adjustment. Matt Clark's existing will gain 2 acres as part of this boundary line adjustment. Wright's remaining land on that side of the highway will be 59 acres. Both lots meets dimensional requirements following proposed boundary line adjustment. Matthew Clark plans to build a home on the lot.

Polly explains the decision process and appeal rights to the applicant. Polly ends the portion of the public hearing at 6:47pm.

Application SPA-2-19 (**Village**) for Site Plan Approval (amendment to previous Site Plan Approval SPA-4-18) - Lyle Willey is sworn in at 6:48pm. Lyle explains the specific uses of the space from the previous application. He explains that one of the members of the church is an employee of Vermont Adult Learning and that some activities related to Vermont Adult Learning (VAL) may take place at some point in the future. If VAL uses the space, it would be used free of rent by VAL. The space would not be an educational facility; it would merely be used by VAL on occasion.

Polly explains the decision process and appeal rights to the applicant. Polly ends the portion of the public hearing at 6:57pm.

Application SPA-3-19 (**Village**) for Site Plan Approval – Paul Godin and Pierre Letourneau are sworn in at 6:57pm. Paul explains the proposal purpose of the existing space. Nothing will be produced at the facility; milk, cheese and eggs will only be repackaged after having been purchased in bulk. This will be a pilot program for a larger scale facility in the future. There will be some retail activity at the facility, when it is being operated. The Village of Enosburg has said they will allow the processing of up to 400 gallons of milk per week. Hours of operation are not yet set, but should be a few days per week. There is no proposed signage for the space. There are no proposed changes to the location, except perhaps a new front door and some coolers installed inside.

Polly explains the decision process and appeal rights to the applicant. Polly ends the portion of the public hearing at 7:12pm.

Application SPA-4-19 (**Village**) for Site Plan Approval and CUP-1-19 for Conditional Use Approval – Sarah Menard and Annie Wagner are sworn in at 7:13pm. The portion of the building closest to the Quincy House (former IGA building) will be renovated to be the new veterinarian office, and the portion of the building closest to the Jolley store will remain empty at this time. There is a plan to possibly lease the empty portion to a complementary business in the future.

Polly explains the decision process and appeal rights to the applicant. Polly ends the portion of the public hearing at 7:34pm.

Steve motioned to go into deliberative session, seconded by Pat. All in favor, motion passes.

Pat motioned to come out of deliberative session, seconded by Mike. All in favor, motion passes.

Application S-1-19 (**Town**) Clark/Wright - for Final Plan Review – Pat moves to approve without conditions. Amanda seconds the motion. All in favor, request is approved.

Application SPA-2-19 (**Village**) Lyle Willey/Abundant Life - for Site Plan Approval – Steve moves to approve without conditions. Amanda seconds the motion. All in favor, request is approved.

Application SPA-3-19 (**Village**) Godin - for Site Plan Approval – Amanda moves to approve with conditions. Mike seconds the motion. All in favor, request is approved with conditions.

Application SPA-4-19 (**Village**) Menard/Wagner - for Site Plan Approval and CUP-1-19 for Conditional Use Approval – Pat moves to approve without conditions. Amanda seconds the motion. All in favor, request is approved.

Minutes of the February 13, 2019, meeting were reviewed. Steve makes a motion to approve the minutes, Pat seconds the motion. All in favor, motion passes.

Polly states that she will be resigning from the Development Review Board.

Pat makes a motion to adjourn the meeting, the motion is seconded by Mike. Meeting adjourns at 8:59pm.

Minutes taken by Amanda Cronin