

**MINUTES
TOWN OF SWANTON
DEVELOPMENT REVIEW BOARD (DRB)
Swanton Village Complex
120 First Street, Swanton, VT 05488
Thursday, February 24, 2022 @ 6:00 p.m.**

Present: Spencer LaBarge, Chairman; Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; Edward Hemond; Vicki Hemond; Michael Jarvis; Danny Barratt; Tyler Mumley; Delores Decker; Wesley Decker; Donald Fournier; Nasrin Foster; Jim Foster

*All motions carried unanimously unless otherwise specified.

- A. Call to Order – Mr. LaBarge called the meeting to order at 6:02 p.m.

- B. Agenda Review – Mr. LaBarge read the definition of interested persons and swore in applicants, interested persons, and the board members. Four individuals did not stand under oath to give testimony during the proceedings.

- C. Meeting Topics

- 1. **#DRB-02-2022: Edward Hemond** request for final plat approval for a 2-lot subdivision located at 12 Inspiration Point in the R3/Moderate Density Residential district.

Mr. Beliveau reminded DRB members that the Hemond’s final mylar should show delineation. Mr. Garrett asked about how far the town would be taking over the road care? Ms. Hemond responded that they haven’t decided how far yet. There is a cul-de-sac halfway up the road that may be taken out to better accommodate the cul-de-sac at the end of the street. Mr. Garrett also raised a concern about there being two lot #23’s on the mylar.

- 2. **#DRB-04-2022: Mark St. Pierre** request for site plan approval for a boundary line adjustment located at 2303 & 2321 Highgate Road in the R1/Agricultural Residential district.

Lot #2 will be expanding from an area of 1.17 acres with an area of 22.83 acres to be conveyed to Lot #2 with a boundary that follows the center of a brook on the boundary of the 22.83 acres.

Mr. Pratt asked about the easement for a right-of-way on the property? According to Mr. Jarvis the State of Vermont has denied a separate right-of-way, but this is

conditional on whether the 22.83 acres is developed with additional properties. Lot #3 is located across the brook.

Ms. Decker asked about environmental review in the area surrounding the brook? Mr. LaBarge explained that because this project is a boundary line adjustment, it does not trigger a review by the state of Vermont. A review by the state will be triggered if the property is developed. Ms. Decker asked a follow-up question about a survey. Mr. LaBarge answered that this is the survey that is preliminary to the final mylar.

3. **#DRB-05-2022: Danny Barratt** request for conditional use less 30% approval to build a retaining wall with roof located at 76 First Street in the NCL/Neighborhood Commercial Light district.

Mr. Barratt explained that the high-water table disrupts access into the above ground basement in relationship to the pool that was installed on the property. No additional comments or questions from the DRB.

4. **#DRB-06-2022: Ellsworth Moore** request for site plan approval for a boundary line adjustment located at 140 Ellsworth Drive & 135 Bachand Road in the R3/Moderate Density Residential district.

Mr. Mumley from Ruggiano Engineering was here to represent Mr. Moore. The proposed plan is to expand Lot #8 through a boundary line adjustment. This would expand the existing lot from 1.76 acres to 2.07 acres.

D. Minutes DRB January 27, 2022

Mr. Beliveau made a motion to approve the Draft Minutes from the January 27, 2022, DRB Meeting, seconded by Mr. Pratt. Motion carried.

E. Any Other Necessary Business (None)

F. Public Comment (None)

G. Set Next DRB Meeting Date

Thursday, March 31, 2022 @ 6:00 p.m. at the Swanton Village Municipal Complex

H. Deliberative Session

Mr. Pratt made a motion at 6:43 p.m. to enter deliberative session, seconded by Mr. Beliveau. Motion carried.

Mr. Beliveau made a motion at 7:20 p.m. to exit deliberative session, seconded by Ms. Yandow. Motion carried.

Mr. Garrett made a motion, seconded by Mr. Pratt, to approve DRB-02-2022: Edward Hemond request for final plat approval for a 2-lot subdivision located at 12 Inspiration Point in the R3/Moderate Density Residential district as warned. Motion carried.

Ms. Yandow made a motion, seconded by Mr. Pratt, to approve DRB-04-2022: Mark St. Pierre request for site plan approval for a boundary line adjustment located at 2303 & 2321 Highgate Road in the R1/Agricultural Residential district as warned, with the condition the final mylar submitted is a completed survey. Motion carried.

Mr. Beliveau made a motion, seconded by Mr. Garrett, to approve DRB-05-2022: Danny Barratt request for conditional use less 30% approval to build a retaining wall with roof located at 76 First Street in the NCL/Neighborhood Commercial Light district as warned. Motion carried.

Mr. Pratt made a motion, seconded by Mr. LaBarge, to approve DRB-06-2022: Ellsworth Moore request for site plan approval for a boundary line adjustment located at 140 Ellsworth Drive & 135 Bachand Road in the R3/Moderate Density Residential district as warned. Motion carried.

- I. Adjournment – Mr. Beliveau made a motion to adjourn the meeting at 7:24 p.m., seconded by Ms. Yandow. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Spencer LaBarge, Chairman

Reg Beliveau

Harold Garrett

Jim Pratt

Jennifer Yandow