

Any questions, comments or concerns about the minutes should be addressed to Amy Giroux, Zoning Administrator at (802) 868-3325

**MINUTES
TOWN OF SWANTON
SWANTON PLANNING COMMISSION (PC) MEETING
Town Office Building
1 Academy Street, Swanton, VT 05488
Wednesday, April 27, 2022 @ 6:00 p.m.**

Present: Ed Daniel, Chair; Oliver Manning, Andy LaRocque, Heather Buczkowski, Members; Amy Giroux, Zoning Administrator (Called In); Joseph Cava, Administrative Assistant; Spencer LaBarge, DRB Chair; Reg Beliveau (Called In), Harold Garrett (Called In), Jim Pratt, Jennifer Yandow, DRB Members

*All motions carried unanimously unless stated otherwise.

1. Call to Order

Mr. Daniel called the Planning Commission meeting to order at 6:04 p.m.

Ms. Yandow made a motion at 6:05 p.m., seconded by Mr. Pratt to open the Development Review Board portion of the meeting. Motion carried.

2. Agenda Review

3. Public Comment - None

4. Discussion with Planning Commission & Development Review Board; Zoning Bylaws

Mr. Cava read through the proposed bylaw revisions with space left between points to discuss the proposed revisions and allow members of the Planning Commission to ask questions. Some of the bylaw revisions included:

- Changes to front, rear, and side setback requirements
- Revising the verbiage of variances to clarify why a project applicant seeking a variance may be denied
- Changes to driveway accesses and road frontages to conform with existing road construction standards
- Revising the definition of accessory dwelling units
- Taking a closer look at flood hazard zone triggers and how this impacts DRB decision-making
- Modifying how existing districts are zoned

Mr. LaBarge expanded upon these points and explained how the DRB has had to undertake quasi-judicial decision-making to conform DRB applicants with the existing bylaw regulations. He argued that the recommended bylaw changes would make the

Any questions, comments or concerns about the minutes should be addressed to Amy Giroux, Zoning Administrator at (802) 868-3325

DRB's decision-making more efficient and would closely align Swanton's standards with the State of Vermont's standards for development.

Mr. Pratt made a motion to adjourn the DRB portion of the meeting at 7:45 p.m., seconded by Ms. Yandow. Motion carried.

5. Municipal Plan Audit

Mr. Daniel reminded members of the Planning Commission that Gretta from Northwest Regional Planning will be returning in June to discuss the proposed Municipal Town Plan revisions. Mr. Daniel stressed the importance of Swanton's Town Plan in regard to historical background, rural community, industrial development, and transportation. He also mentioned removing outdated sections of the Town Plan associated with the Swanton Community Visit, and the formation of the Swanton Energy Commission and the Swanton Arts Council. Mr. Daniel also recommended implementing a Jaycee's chapter to Swanton which is a community service organization similar to the Swanton Chamber of Commerce to attract and retain businesses in the community of Swanton. Mr. Manning stressed the importance of community goals and their relevance with this evening's meeting with the DRB to revise existing bylaws.

6. Set next Planning Commission meeting date

Wednesday, May 18 2022 @ 6:00 p.m.

Wednesday, May 25, 2022 @ 6:00 p.m.

7. Public Comment (Reprise) - None

8. Any Other Necessary Business

Mr. LaRocque recommended printing new Town Plans for the board members to resolve inconsistencies with outdated versions.

9. Adjournment – Mr. LaRocque made a motion to adjourn the meeting at 8:20 p.m., seconded by Mr. Manning. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Any questions, comments or concerns about the minutes should be addressed to Amy Giroux,
Zoning Administrator at (802) 868-3325

Ed Daniel, Chair

Ross Lavoie, Vice Chair

Andy LaRocque

Oliver Manning

Heather Buczkowski