

**MINUTES
TOWN OF SWANTON
DEVELOPMENT REVIEW BOARD (DRB)
Swanton Village Complex
120 First Street, Swanton, VT 05488
Thursday, January 27, 2022 @ 6:00 p.m.**

Present: Spencer LaBarge, Chairman; Reg Beliveau, Harold Garrett, Jim Pratt, Jenn Yandow, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; Edward Mahoney; Carol Mahoney; Jonathan Jacobs; Mark Dubie, M & M VT Maple LLC; Edward Hemond; Vicki Hemond; Ellen Trushaw; Jay Lawrence; James Foster; Nasrin Foster

*All motions carried unanimously unless otherwise noted.

- A. Call to Order – Mr. LaBarge called the meeting to order at 6:01 p.m.
- B. Agenda Review – Mr. LaBarge read the definition of interested persons and swore in applicants, interested persons, and the board members, except for two individuals.
- C. Meeting Topics:

- 1. **#DRB-44-2021: Edward & Carol Mahoney** request for final plat approval for a 3-lot subdivision located at 81 Sholan Road in the R1/Agricultural Residential district.

The Mahoney's came to the previous DRB meeting with a proposed mylar showing the parcel subdivision layout. Two lots will be residential, and the third lot will be used as a contractor's yard to operate a business.

Mr. Garrett asked if the driveway for the first lot would be off VT Route 105 or Sholan Road? Ms. Mahoney responded that the driveway would be off VT Route 105.

- 2. **#DRB-45-2021: Jonathan Jacobs** continuance of request for variance for the side and rear setbacks to build a garage located at 123 Jerrymill Lane in the R1/Agricultural Residential district.

Mr. Jacobs' plan still encompasses a garage measuring 30 feet by 24 feet.

Mr. Garrett raised a concern about the 35-foot setback requirements asking if the back corner of the garage meets this setback? Mr. Jacobs measured and responded that it does meet the setback requirement.

- 3. **#DRB-46-2021: M & M VT Maple LLC** request for final plat approval for a 2-lot subdivision located at 1912 Sheldon Road in the R1/Agricultural Residential district.

Mr. Dubie reiterated his plan to subdivide the sugaring woods from his hunting camp.

Mr. Pratt asked about a road that is used as the right of way for the property. The road was discontinued in 1925. Similar Class 4 Roads have denied other subdivision projects over concerns for emergency service access.

4. **#DRB-01-2022: Edward Hemond** request for a site plan approval for a boundary line adjustment located at 12 Inspiration Point in the R3/Moderate Density Residential district.

Applicant has come before the DRB before for similar projects. The updated mylar includes name changes and boundary line adjustment changes.

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

The subdivision plan includes a new parcel labeled Lot #23 on the mylar for personal residential use by the applicant. This subdivision will be the final installment to wrapping up this development.

Mr. Garrett asked if Lot #23 would encompass the road? Ms. Hemond responded yes. There is an additional Lot #23 on the mylar for use as septic, but there may be an interested party in the future for this lot.

6. **#DRB-03-2022: Jay Lawrence** request for conditional use approval to operate a contractor's yard located at 81 Sholan Road (Lot #1) in the R1/Agricultural Residential district.

The purpose of the site is for use as a storage space for building materials and contractor's vehicles.

Mr. LaBarge asked if the space is currently being used to store materials? Mr. Lawrence said yes, but he is before the DRB for approval to operate as a contractor's yard for storing masonry, hardscape materials, and company vehicles including a truck, dump truck, and dump trailers.

Mr. LaBarge asked how many employees Mr. Lawrence has and whether there is adequate space for employee parking? Mr. Lawrence responded that he has four employees with assigned parking spaces. There is existing electrical on site, but it is disconnected so the site will be using solar lights affixed to the barn on site.

Mr. Beliveau reminded the applicant to be mindful of setback requirements.

D. Deliberative Session

Mr. Beliveau made a motion at 6:40 p.m. to enter deliberative session, seconded by Mr. Pratt. Motion carried.

Mr. Beliveau made a motion at 7:32 p.m. to exit deliberative session, seconded by Ms. Yandow. Motion carried.

Mr. Garrett made a motion, seconded by Mr. LaBarge, to approve DRB-44-2021: Edward & Carol Mahoney request for final plat approval for a 3-lot subdivision located at 81 Sholan Road in the R1/Agricultural Residential district as warned with the condition that the rear setback is added to the mylar. Motion carried.

Mr. LaBarge made a motion, seconded by Mr. Pratt, to approve DRB-45-2021: Jonathan Jacobs continuance of request for variance for the side and rear setbacks to build a garage located at 123 Jerrymill Lane in the R1/Agricultural Residential district. Motion did not carry and was denied. Mr. LaBarge made a motion, seconded by Mr. Garrett, to approve DRB-45-2021 as a conditional use less 30% for the side and rear setbacks to build a garage located at 123 Jerrymill Lane in the R1/Agricultural Residential district. Motion carried.

Mr. Beliveau made a motion, seconded by Mr. Pratt, to approve DRB-46-2021: M & M VT Maple LLC request for final plat approval for a 2-lot subdivision located at 1912 Sheldon Road in the R1/Agricultural Residential district as warned. Mr. Beliveau, Mr. Garrett, Ms. Yandow, and Mr. LaBarge voted aye; Mr. Pratt voted nay. Motion carried.

Mr. Pratt made a motion, seconded by Mr. Beliveau, to approve DRB-01-2022: Edward Hemond request for a site plan approval for a boundary line adjustment located at 12 Inspiration Point in the R3/Moderate Density Residential district as warned with the conditions that the mylar is changed to a boundary line adjustment and the R3 District setbacks are put on the mylar. Motion carried.

Mr. Pratt made a motion, seconded by Mr. Garrett, to approve DRB-02-2022: Edward Hemond request for a sketch plan approval for a 2-lot subdivision located at 12 Inspiration Point in the R3/Moderate Residential district as warned with the condition the R3 District setbacks are put on the mylar. Motion carried.

Mr. Beliveau made a motion, seconded by Mr. Pratt, to approve DRB-03-2022: Jay Lawrence request for conditional use approval to operate a contractor's yard located at 81 Sholan Road (Lot #1) in the R1/Agricultural Residential district as warned. Motion carried.

E. Minutes DRB December 2, 2021

Mr. Garrett made a motion to approve the Draft Minutes from the December 2, 2021, DRB Meeting, seconded by Mr. Beliveau. Motion carried.

F. Any Other Necessary Business (None)

G. Public Comment (None)

H. Set Next DRB Meeting Date

Thursday, February 24, 2022 @ 6:00 p.m. at the Swanton Village Municipal Complex

- I. Adjournment – Mr. LaBarge made a motion to adjourn the meeting at 7:39 p.m., seconded by Mr. Pratt. Motion carried.

Respectfully Submitted,

Joseph Cava, Administrative Assistant

Spencer LaBarge, Chairman

Reg Beliveau

Harold Garrett

Jim Pratt

Jennifer Yandow