

**MINUTES**  
**TOWN OF SWANTON**  
**SWANTON DEVELOPMENT REVIEW BOARD**  
**Town Office Building**  
**1 Academy Street, Swanton, VT 05488**  
***Thursday, June 23, 2022 @ 6:30 p.m.***

Present: Spencer LaBarge, Chair; Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; Richard Cummings; Bob Manning; Cristian Jablonski; Mark Beaulieu; Devon Sanborn; Macey Bevins; Peter Mazurak; Daniel Greaves; Cody L’Esperance; Michael Richard; Ron Ellis

\*All motions carried unanimously unless stated otherwise.

- A. Call to Order – Mr. LaBarge called the meeting to order at 6:35 p.m.
- B. Agenda Review – Mr. LaBarge read the definition of interested persons and swore in applicants, interested persons, and the board members.
- C. Meeting Topics:

- 1. **#DRB-10-2022: Richard Cummings** request for preliminary plat approval for a 4-lot subdivision located at 89 Jerrymill Lane in the R1/Agricultural Residential district.

Mr. Garrett asked why the driveways weren’t shown in the new subdivision plat? Ms. Giroux responded that because this is the preliminary plat, the driveways wouldn’t be added until the final plat is brought for approval.

- 2. **#DRB-11-2022: Bob Manning** request for final plat approval for a 2-lot subdivision located at 392 Bushey Road in the R1/Agricultural Residential district.

Mr. Jablonski said that the necessary changes have been made to the two-lot subdivision including setbacks. Ms. Giroux added that the Manning subdivision would come back before the DRB for a variance to build on the lots.

- 3. **#DRB-12-2022: Mark Beaulieu** continuance for request for variance for the east side setback to build a garage located at 17 Mountain View Drive in the R3/Moderate Density Residential district.

Mr. LaBarge thanked Mr. Beaulieu for the site visit preceding the meeting to better understand the constraints of the property. No questions from the board.

- 4. **#DRB-13-2022: Devon Sanborn & Macey Bevins** request for final plat approval for a 3-lot subdivision located at 125 Woods Hill Road in the R3/Moderate Density Residential district and the R1/Agricultural Residential district.

Mr. LaBarge expressed that at the last meeting there were a few community concerns and highlighted the condition set at the previous DRB meeting. Mr. Mazurak said that the radius of the new cul-de-sac is above the A76 road standards. In addition to improving the road and access, Mr. Mazurak addressed the concerns of Butternut Ln. neighbors by adding that the proposed cul-de-sac will accommodate larger construction vehicles to build the development. Mr. Pratt asked about the location of the cul-de-sac being near the road instead of the center of the development? Mr. Beliveau answered saying that this is more convenient for the fire department.

To address erosion concerns, Mr. Mazurak said that the ditching nearby abutting Butternut Ln. shows no sign of weathering making it possible to handle the construction of additional dwellings in the area. There will also be a culvert installed as part of this development in addition to tightening up the envelopes of the proposed dwellings. Mr. L'Esperance asked whether water would be dumping on his property across Woods Hill Rd.? Mr. LaBarge said that there is already an existing culvert in place to divert the water.

Mr. Greaves, from Butternut Ln., asked about the future maintenance on the road and who's responsibility it would be? Mr. Greaves also asked whether residents of Butternut Ln. would need permission to maintain the road? Mr. LaBarge answered that the road is owned by the Butternut Ln. homeowner's association, and it is up to them on how they'd like to maintain the road. Mr. Greaves asked who owns the remainder of Butternut Ln.? Ms. Giroux said that road ownership is defined in the Butternut Ln. deeds.

5. **#DRB-15-2022: Joseph Cotier** request for variance for the south side setback to rebuild a single-family dwelling located at 482 Lakewood Drive in the SR/Shoreland Recreation district.

Application withdrawn.

6. **#DRB-16-2022: Michael Richard** request for flood hazard review to build a 10' x 14' shed located at 348 North River Street in the S2/Shoreland River district.

Mr. Richard described how 23" of stone was laid and the shed was delivered this week and placed on the stone. Mr. Garrett asked Ms. Giroux about side setbacks? Ms. Giroux responded fifteen feet, which the shed meets. The height of the shed's base is one foot lower than the existing residence.

7. **#DRB-17-2022: Ron Ellis** request for site plan approval for a boundary line adjustment located at 11 Turkey Terrace in the R3/Moderate Density Residential district.

Mr. Ellis described how he acquired the lot next door to his to build a house for his daughter after building a house for his son. Mr. LaBarge reminded Mr. Ellis to be conscious of the setback requirements needed to secure a permit.

D. Minutes DRB May 26, 2022

Mr. Pratt made a motion to approve the draft minutes from the 5/26/22 DRB meeting, seconded by Ms. Yandow. Motion carried.

E. Set Next DRB Meeting Date

Thursday, August 25, 2022 at 6:00 p.m.

Thursday, September 22, 2022 at 6:00 p.m.

Thursday, October 27, 2022 at 6:00 p.m.

F. Any Other Necessary Business – None

G. Public Comment - None

H. Deliberative Session

Mr. Garrett made a motion to enter deliberative session at 7:30 p.m., seconded by Mr. Beliveau. Motion carried.

Mr. Pratt made a motion to exit executive session at 8:45 p.m., seconded by Mr. Beliveau. Motion carried.

Ms. Yandow made a motion, seconded by Mr. Pratt, to approve DRB-10-2022: Richard Cummings request for preliminary plat approval for a 4-lot subdivision located at 89 Jerrymill Lane in the R1/Agricultural Residential district as warned with the condition that driveways are included on the final plat. Motion carried unanimously.

Mr. Pratt made a motion, seconded by Mr. Garrett, to approve DRB-11-2022: Bob Manning request for final plat approval for a 2-lot subdivision located at 392 Bushey Road in the R1/Agricultural Residential district as warned. Motion carried unanimously.

Mr. Beliveau made a motion, seconded by Mr. LaBarge, to approve DRB-12-2022: Mark Beaulieu continuance for request for variance for the east side setback to build a garage located at 17 Mountain View Drive in the R3/Moderate Density Residential district as warned with a minimum 12-foot side setback from the abutting property. Motion carried unanimously.

Mr. LaBarge made a motion, seconded by Mr. Pratt, to approve DRB-13-2022: Devon Sanborn & Macey Bevins request for final plat approval for a 3-lot subdivision located at 125 Woods Hill Road in the R3/Moderate Density Residential district and the R1/Agricultural Residential district as warned. Mr. Beliveau voted aye. Mr. LaBarge, Mr. Garrett, Mr. Pratt, and Ms. Yandow voted nay due to the nonconformity with minimum lot coverage, road frontage

requirement of 150 ft., and cul-de-sac requirement being increased in road width from 16 ft. to 20 ft. Motion failed.

Mr. Garrett made a motion, seconded by Mr. LaBarge, to approve DRB-16-2022: Michael Richard request for flood hazard review to build a 10' x 14' shed located at 348 North River Street in the Shoreland River district as warned with the conditions that the shed is elevated above the State's recognized flood plain and anchored to the ground. Motion carried unanimously.

Mr. Pratt made a motion, seconded by Mr. Garrett, to approve DRB-17-2022: Ron Ellis request for site plan approval for a boundary line adjustment located at 11 Turkey Terrace in the R3/Moderate Density Residential district as warned. Motion carried unanimously.

- I. Adjournment – Mr. Pratt made a motion to adjourn the meeting at 8:52 p.m., seconded by Ms. Pratt. Motion carried.

Respectfully Submitted,

Joseph Cava  
Administrative Assistant

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Spencer LaBarge, Chair

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Reg Beliveau

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Harold Garrett

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Jim Pratt

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Jennifer Yandow