

**MINUTES
TOWN OF SWANTON
SWANTON DEVELOPMENT REVIEW BOARD
Town Office Building
1 Academy Street, Swanton, VT 05488
Thursday, January 26, 2023 @ 6:00 p.m.**

Present: Spencer LaBarge, Chair; Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Joseph Cava, Administrative Assistant; The Little Red Camp, LLC; Sam Gervais; Jenessa Gervais; Ryan Jordan (Ross Lavoie); Floyd Gregoire

DRB-01-2023

The Little Red Camp, LLC

DRB-02-2023

Ryan Jordan

DRB-03-2023

Floyd Gregoire

*All motions carried unanimously unless stated otherwise.

- A. Call to Order – Mr. LaBarge called the meeting to order at 6:00 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-01-2023: The Little Red Camp, LLC** request for conditional use approval to open a retail flooring store located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light district.

Mr. Gervais explained that they had purchased A-1 Carpet & Linoleum, and will be moving across the street into the previous location of H2O on Grand Avenue. Mr. LaBarge asked about the nature of the business? Mr. Gervais explained it would be fewer cash and carries, and more samples for ordering. Mr. LaBarge asked about the hours of operation? Mr. Gervais explained that the hours are currently Monday through Friday from 8:00 AM to 4:30 PM and Saturdays from 8:00 AM to Noon. Mr. Garrett recommended amending the hours to reflect unique situations beyond operational hours like deliveries and maintenance. Mr. Gervais proposed adjusting the hours to Monday thru Sunday 6:00 AM to 7:00 PM.

Mr. LaBarge opened the floor to public comment. Mr. Lavoie explained discussions with the Planning Commission for conditional use permits to get a business up and operational without being delayed by the DRB’s scheduling. Mr. LaBarge expressed

his appreciation for business retention in the community and highlighted the hoop jumping that is required by other municipalities for establishing businesses. Hearing no additional comments, Mr. LaBarge closed the public hearing on this item.

2. **#DRB-02-2023: Ryan Jordan** request for conditional use approval to convert a commercial space into an apartment for a total of 3 apartments located at 128 Grand Avenue in the NCL/Neighborhood Commercial Light district.

Mr. Lavoie summarized Mr. Jordan's plans of converting the first-floor storefront where A-1 Carpet & Linoleum used to be into an apartment unit. This would increase the total apartments at this location to three adding in the two upstairs apartments. Mr. LaBarge opened the floor to public comment. Hearing no additional comments, Mr. LaBarge closed the public hearing on this item.

3. **#DRB-03-2023: Floyd Gregoire** request for variance approval for the north side setback to build a garage located at 2392 Highgate Road in the R1/Agricultural Residential district.

Mr. LaBarge asked if Mr. Gregoire had seen the requirements for granting a variance. Mr. Gregoire responded no. Ms. Giroux reminded Mr. Gregoire that this was a part of their application for a variance. Mr. LaBarge expressed the difficulty of granting a variance. Ms. Giroux reminded the DRB that this is vacant land at the moment, but factors like the existing sewage and rock ledge make this a difficult site to develop. This is why the garage is proposed in this location in relationship to the proposed house. Mr. Beliveau reminded the DRB of the trailer that used to be on this site which was also within the setback. Mr. LaBarge asked the applicant why the design of the garage was L-shaped. Mr. Gregoire explained that the additional space forming the L would be for storage. Mr. LaBarge opened the floor to for public comments and questions. Hearing no additional feedback, Mr. LaBarge closed the public hearing on this item.

D. Deliberative Session

Mr. Beliveau made a motion to enter deliberative session at 6:28 p.m., seconded by Mr. Pratt. Motion carried.

Mr. Pratt made a motion to exit executive session at 6:58 p.m., seconded by Mr. Beliveau. Motion carried.

Mr. Beliveau made a motion, seconded by Mr. Pratt to approve DRB-01-2023: The Little Red Camp, LLC request for conditional use approval to open a retail flooring store located at 127 Grand Avenue in the NCL/Neighborhood Commercial Light district as warned. Motion carried unanimously.

Mr. Garrett made a motion, seconded by Mr. Beliveau to approve DRB-02-2023: Ryan Jordan request for conditional use approval to convert a commercial space into an

apartment for a total of 3 apartments located at 128 Grand Avenue in the NCL/Neighborhood Commercial Light district as warned as this is a pre-existing, non-conforming building and lot. Motion carried unanimously.

Ms. Yandow made a motion, seconded by Mr. Pratt to approve DRB-03-2023: Floyd Gregoire request for variance approval for the north side setback to build a garage located at 2392 Highgate Road in the R1/Agricultural Residential district as warned as this is a pre-existing non-conforming site with sewer, rock ledge, leach field and driveway cut that would otherwise hinder development. Motion carried unanimously.

Minutes DRB December 1, 2022

Mr. Pratt made a motion to approve the minutes from the 12/1/22 DRB meeting, seconded by Mr. Beliveau. Motion carried.

E. Any Other Necessary Business

Ms. Giroux explained that the only other business was to set the remainder of DRB meeting dates for the 2023 season. The proposed meeting dates are listing below under section H.

F. Public Comment - None

G. Set Next DRB Meeting Date

Thursday, February 23, 2023 at 6:00 p.m.
Thursday, March 23, 2023 at 6:00 p.m.
Thursday, April 27, 2023 at 6:00 p.m.
Thursday, May 25, 2023 at 6:00 p.m.
Thursday, June 22, 2023 at 6:00 p.m.
Thursday, July 27, 2023 at 6:00 p.m.
Thursday, August 24, 2023 at 6:00 p.m.
Thursday, September 28, 2023 at 6:00 p.m.
Thursday, October 26, 2023 at 6:00 p.m.
Thursday, November 16, 2023 at 6:00 p.m.
Thursday, December 14, 2023 at 6:00 p.m.

H. Adjournment – Mr. Garrett made a motion to adjourn the meeting at 7:01 p.m., seconded by Mr. Pratt. Motion carried.

Respectfully Submitted,

Joseph Cava
Administrative Assistant

Spencer LaBarge, Chair

Reg Beliveau

Harold Garrett

Jim Pratt

Jennifer Yandow