

**DRAFT MINUTES
TOWN OF SWANTON
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488**

Thursday, May 25, 2023 @ 6:00 p.m.

Present: Spencer LaBarge, Chair; Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Sam Ruggiano, Serri Bourchard, Andy Earle, Michael Gervais, Ricky Hogle, Cristian Jablonski, Lisa Root, Robert Root, Milton Robison, Earl Fournier, Janet L'Esperance Ryan Jordan.

DRB-05-2023
Meghan St. Pierre

DRB-22-2023
Rickey Hogle

DRB-12-2023
Ryan Jordan

DRB-23-2023
Ellsworth Moore

DRB-20-2023
Rene J. Fournier and Sons Farm, Inc.

DRB-24-2023
Milton Robison

DRB-21-2023
Cameron & Melissa Forey

* All motions carried unanimously unless stated otherwise.

- A. Call to Order- Mr. LaBarge called the meeting to order at 6:01 pm.
- B. Agenda Review- Mr. LaBarge read the definition of interested persons and swore in applicants, interested persons, and all board members.
- C. Meeting Topics:
 - 1. **#DRB-05-2023: Meghan St. Pierre** request for preliminary plat approval for a 5-lot subdivision located at 2321 Highgate Road in the R1/Agricultural Residential district.

Continued.

- 2. **#DRB-12-2023: Ryan Jordan** request for final plat approval for a 5-lot subdivision located at Queens Court in the SR/Shoreland Recreation & RC/Recreation Conservation district.

Mr. LaBarge reviewed where requested drainage was added.
- 3. **#DRB-20-2023: Rene J. Fournier and Sons Farm, Inc.** request for boundary line adjustment approval located at 48 Campbell Bay Road & 101 Campbell Bay Road in the SR/Shoreland Recreation district.

Mr. Fournier would like to adjust boundary lines from the farm to create lots for son & daughter. Moving the property lines to split land back to farm and create a family lot.
- 4. **#DRB-21-2023: Cameron & Melissa Forey** request for sketch plan approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district.

Mr. Jablonski proposed 2-lot subdivision on behalf of Forey's lot #1 being 1.90 acres, lot-2 1.18 acres with proposed lot access over 77-foot-wide right-of-way over both lots. Plans also show easement area for proposed septic design. Mr. Jablonski did present a recorded VTrans access permit to eliminate one access for the existing house lot. Mr. LaBarge asked for clarification on the mylar. Mr. LaBarge asked about permitting for septic, Mr. Jablonski stated they have engineering done but have not submitted permits awaiting approval of no more changes needed. Proposed leach field for lot # 2 is shallow place in ground, lot-1 will be back up mound for the existing house. Mr. Gervais stated the proposed drilled well as existing well is across the street and to close to manure pit.

The easement is for driveway and utility pole.

Mr. Beliveau asked if the proposed driveway for lot # 2 have any road frontage? Mr. Jablonski stated no, access by right of way for lot # 1. The board reviewed the rules for this.

Mr. LaBarge presented Mr. Jablonski where in the guidelines it stated each lot must have 200 feet of road frontage.

Mr. Jablonski requested a continuance.

Ms. L'Espérance asked if the property has to be so many feet of adjoining property to build. Mr. LaBarge explained what a building envelope is and this is where buildings can be built on the proposed lot, allowing for setbacks. Ms. L'Espérance asked about the number of houses being built vs the number of perk tests completed. Mr. Jablonski stated there is only two lots planned. Ms. L'Espérance asked about adjoining land being part of land trust.

5. **#DRB-22-2023: Rickey Hogle** request for conditional less 30% approval to build a seasonal dwelling (camp) located at 123 Pickle Point in the SR/Shoreland Recreation district.

Mr. Hogle would like to build seasonal home at 123 Pickle Point and has a shoreline permit. Proposed setback's 29'4" over setback vs 30' required setback.

6. **#DRB-23-2023: Ellsworth Moore** request for sketch plan approval for a 3-lot subdivision located at 135 Bachand Road in the R3/Moderate Density Residential district.

Mr. Ruggiano presented to board sketch plan for 3-lot subdivision, two lots plus adding land to existing lot-3 creating lot-9. Leaving the rest of property approximately 78 acres open. Mr. Ruggiano talked of road frontage for new lots 150'. Mr. Ruggiano requested to add together road frontage on Bechand road to create the 150' needed for lot-3.

Mr. Ruggiano discussed proposed right-of-way for other lots.

Mr. Garrett asked about curve shown on lot-9 if that was due to cul-de-sac, for road frontage.

7. **#DRB-24-2023: Milton Robison** request for boundary line adjustment approval located at 51 Woods Hill Road in the R3/Moderate Density Residential district.

Mr. Jablonski presented adjusted map showing adjusted lines to show 150' road frontage required. Road frontage is broken up into two sections.

D. Minutes

Mr. Beliveau made motion to approve as written DRB Draft Minutes for April 20, 2023, seconded by Ms. Yandow. Motion carried.

E. Deliberative Session

Ms. Yandow made a motion to enter deliberative session at 6:47 pm., seconded by Mr. Pratt. Motion carried.

Mr. Pratt made a motion to exit deliberative session at 7:25 pm., seconded by Mr. Beliveau. Motion carried.

Mr. Garrett made motion, seconded by Mr. Beliveau to continue #DRB-05-2023: Meghan St. Pierre request for preliminary plat approval for a 5-lot subdivision located at 2321 Highgate Road in the R1/Agricultural Residential district. Motion carried unanimously.

Mr. Pratt made motion, seconded by Ms. Yandow to Approve as warned #DRB-12-2023: Ryan Jordan request for final plat approval for a 5-lot subdivision located at Queens Court in the SR/Shoreland Recreation & RC/Recreation Conservation district. Motion carried unanimously.

Ms. Yandow made motion, seconded by Mr. Pratt to Approve as warned #DRB-20-2023: Rene J. Fournier and Sons Farm, Inc. request for boundary line adjustment approval located at 48 Campbell Bay Road & 101 Campbell Bay Road in the SR/Shoreland Recreation district. Motion carried unanimously.

Mr. Beliveau made a motion, seconded by Mr. Pratt to continue #DRB-21-2023: Cameron & Melissa Forey request for sketch plan approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district. Motion carried unanimously.

Mr. Beliveau made a motion, seconded by Mr. Pratt to Approve as warned DRB-22-2023: Rickey Hogle request for conditional less 30% approval to build a seasonal dwelling (camp) located at 123 Pickle Point in the SR/Shoreland Recreation district. Motion carried unanimously.

Mr. LaBarge made a motion, seconded by Mr. Beliveau to Approve as warned DRB-23-2023: Ellsworth Moore request for sketch plan approval for a 3-lot subdivision located at 135 Bachand Road in the R3/Moderate Density Residential district. Motion carried unanimously.

Ms. Yandow made a motion, seconded by Mr. Pratt to Approve as warned #DRB-24-2023: Milton Robison request for boundary line adjustment approval located at 51 Woods Hill Road in the R3/Moderate Density Residential district. Motion carried unanimously.

F. Any Other Necessary Business

G. Public Comment

H. Set Next DRB Meeting Date

Thursday, June 15, 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.

I. Adjournment

Ms. Yandow made a motion to adjourn the meeting at 7:29 pm., seconded by Mr. Pratt Motion carried.

Respectfully Submitted,

Christina Candels
Administrative Assistant