

**DRAFT MINUTES
TOWN OF SWANTON
SWANTON DEVELOPMENT REVIEW BOARD
Town Office Building
1 Academy Street, Swanton, VT 05488
*Thursday, June 15, 2023 @ 6:00 p.m.***

Present: Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux, Zoning Administrator; Christina Candels, Administrative Assistant, David Tudhope, Vickie Hemond, Lorna Meunier, Bob Kneebone, James Foster, William Tessier, Al Kinzinger, William Hancy, Julie Hancy,

- 1) **DRB-25-2023**
William Tessier
- 2) **DRB-26-2023**
William Hancy
- 3) **DRB-27-2023**
Edward Hemond
- 4) **DRB-28-2023**
James & Nasrin Foster
- 5) **DRB-29-2023**
James & Nasrin Foster

*All motions carried unanimously unless stated otherwise.

- A. Call to Order – Mr. Garrett called the meeting to order at 6:04 p.m.
- B. Agenda Review – Mr. Garrett read the definition of interested persons and swore in applicants, interested persons, and the board members.
- C. Meeting Topics:

- 1) **#DRB-25-2023: William Tessier** request for conditional use approval to operate a cottage industry (garage door service) located at 2002 Sheldon Road in the R1/Agricultural Residential district.

Mr. Tessier came forward and stated he would like to operate his own Garage Door business out of his existing garage. Board members asked for clarification of days of the week as well as hours of operation. Mr. Tessier agreed to board recommendations of hours of operation 7 days a week 7am-7pm.

- 2) **#DRB-26-2023: William Hancy** request for conditional use approval to run an (cottage industry) Equine-assisted learning business located at 31 Rustic Walk in the R1/Agricultural Residential district.

Mr. Hancy came forward explain he is a business consultant and he would like to be able to use his horses as part of the business. People would come work with him as well as horses. Mr. Garrett asked for clarification on the map presented. Lot -1 is arena & Lot-2 is pasture. Mr. Hancy stated there would never be more than 10 people and has ample parking. Board members were satisfied with hours of operation on application Sunday thru Saturday 5:30am-9:00pm.

Mr. Kinzinger spoke as neighbor on Rustic Walk, he is in favor of Mr. Hancy's request. Mr. Kinzinger stated how Mr. Hancy runs a 1st class operation, no complaints from any neighbors. Mr. Hancy has good fencing and horses do not get out at all.

- 3) #DRB-27-2023: Edward Hemond** request for sketch plan approval for a 4-lot subdivision located at 31 Maple Grove Estates in the R3/Moderate Density Residential district.

Ms. Hemond came before the board with engineer Mr. Tudhope. Ms. Hemond would like to do 4-Lot subdivision to finish up Maple Grove Estate development project. Mr. Tudhope explained the map shows the last 4 lots #23, #26, #27 & #28. Lot #29 will be remaining land currently has septic on it for other existing lots. Lot #27 will have septics for the new lots. They do not intend to build on Lot #29. Mr. Garrett asked about 1st cul-de-sac if would be removed. Ms. Hemond stated Town of Swanton is not able to take over road at this time, until then the cul-de-sec will stay. Ms. Hemond stated the end of the road is owned to center line. The 50' wright-of-way would need to be addressed also. Mr. Pratt explained how existing lots have been sold with ownership of the road. All of this would need to be addressed before the town could take over the road anyway. Ms. Hemond agreed road needed to remain as private road until the 50' right-of-way was figured out.

Ms. Hemond asked for clarification as to why 3 meetings before the DRB is required? Ms. Giroux stated over 3 lots, 3 meetings is required.

- 4) #DRB-28-2023: James & Nasrin Foster** request for boundary line adjustment approval located at 19 Maple Grove Estates in the R3/Moderate Density Residential district.

Mr. Foster would like to adjust boundary line on lot for Lot-25.

- 5) #DRB-29-2023: James & Nasrin Foster** request for sketch plan approval for a 3-lot subdivision located at 19 Maple Grove Estates in the R3/Moderate Density Residential district.

Mr. Foster came before the board requesting to subdivide remaining land into 3-building lots. Mr. Garrett question the numbers to ensure not the same as Mr. Hemond lots numbers. Some lot numbers are the same so that will need to be addressed for emergency purposes.

Mr. Kneebone asked about if the new lots would require additional isolation zone? Mr. Kneebone does not want any further isolation zones to infringe on his property. Mr. Pratt stated of the state required 200' circle around any septic or well.

Mr. Pratt asked for clarification on map for roadway access. Current map does not show road with right-of-way. The board agreed there should be 50' right-of-way as well as minimum of 50' radius cul-de-sac for emergency turnaround.

- 6) Minutes DRB May 25, 2022**

Ms. Yandow made a motion to approve the minutes from the 05/25/2023 DRB meeting, seconded by Mr. Pratt Motion carried.

7) Any Other Necessary Business

8) Public Comment

9) Set Next DRB Meeting Date

Thursday June 22, 2023

10) Deliberative Session

Mr. Pratt made a motion to enter the deliberative session at 7:10 p.m., seconded by Ms. Yandow. Motion carried.

Mr. Pratt made a motion to exit executive session at 7:38 p.m., seconded by Ms. Yandow. Motion carried.

Ms. Yandow made a motion, to Approve #DRB-25-2023: William Tessier request for conditional use approval to operate a cottage industry (garage door service) located at 2002 Sheldon Road in the R1/Agricultural Residential district Approve as warned with conditions.

***Hours of Operation 7am-7pm, 7 Days A Week.**

Seconded by Mr. Pratt. Motion carried unanimously.

Mr. Pratt made a motion, to Approve #DRB-26-2023: William Hancy request for conditional use approval to run an (cottage industry) Equine-assisted learning business located at 31 Rustic Walk in the R1/Agricultural Residential district to Approve as warned.

Seconded by Ms. Yandow. Motion carried unanimously.

Mr. Garrett made a motion to Continue #DRB-27-2023: Edward Hemond request for sketch plan approval for a 4-lot subdivision located at 31 Maple Grove Estates in the R3/Moderate Density Residential district, be continued due to roadway thru lots #23, #29, #27, #28 right-of-way on deed be changed to 50'.

Seconded by Mr. Pratt. Motion carried unanimously.

Ms. Yandow made a motion to Continue #DRB-28-2023: James & Nasrin Foster request for boundary line adjustment approval located at 19 Maple Grove Estates in the R3/Moderate Density Residential district, be continued due to required cul-de-sac.

Seconded by Mr. Pratt. Motion carried unanimously.

Ms. Yandow made a motion to Continue #DRB-29-2023: James & Nasrin Foster request for sketch plan approval for a 3-lot subdivision located at 19 Maple

**Grove Estates in the R3/Moderate Density Residential district, be continued due to required cul-de-sac, on 50' right-of-way.
Seconded by Mr. Pratt. Motion carried unanimously.**

11) Adjournment – Ms. Yandow made a motion to adjourn the meeting at 7:42 p.m., seconded by Mr. Pratt. Motion carried.

Respectfully Submitted,

Christina Candels
Administrative Assistant