

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
Thursday, June 22, 2023 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Reg Beliveau, Harold Garrett, Jim Pratt, Jennifer Yandow Members, Amy Giroux-Zoning Administrator, Christina Candels-Administrative Assistant, Maurice Lamothe, D. Decker, Jeff Hubbard, Deb Lowe-Murray, Brian Burns, Christian Jablonski, Michael Gervais, R. Tardif, Andy Earle, Sherri Bouchard, David Chevalier, Kiersten Bourgeois, Burt Paquin, David Raphael

- 1) **DRB-05-2023**
Megan St. Pierre
- 2) **DRB-21-2023**
Jamie St. Pierre
- 3) **DRB-30-2023**
Maurice Lamothe
- 4) **DRB-31-2023**
Burton Paquin Jr.
- 5) **DRB-32-2023**
David Chevalier

* All motions carried unanimously unless stated otherwise.

- A. Call to Order: Mr. LaBarge called the meeting to order at 6:00 pm.
- B. Agenda Review: Mr. LaBarge 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.

Mr. Jablonski & Mr. Gervais came before the board as representatives for Ms. St. Pierre. Mr. Jablonski stated since last meeting they have updated with boards concerns the storm water permit, this is shown plan and been submitted to State of Vermont. Plan survey plot shows easement for storm water design. No other changes to plan since last meeting. Mr. LaBarge asked to clarify drainage was designed as previously discussed. Mr. Jablonski stated drainage was designed to follow proposed road to sediment forebay and gravel wetlands design for storm water. To take all impervious surface to be created.

Mr. Beliveau asked for state approved septic design, Mr. Gervais stated after this meeting that would be prepared for submission. Need to wait for stormwater plan.

Mr. Garrett asked about lot #4 road, could it be moved closer to edge? The board wants to see it on the plan. This will not change right-of-way.

Ms. Decker asked where run off would go based on the map she had in hand. The map was a preliminary map not the up-to-date map. Ms. Yandow showed Ms. Decker on map where run off will be directed.

Ms. Decker asked about engineers' confidence that this will not affect in 2-5 years neighbors. Mr. LaBarge stated these are State approved engineers. Once it is State approved it moves to Environmental court system.

Mr. Tardif asked about water, presently water flows down road, Mr. LaBarge stated the new present plan shows water in different direction than map Mr. Tardif had in hand. Water is directed to gravel wetland.

Mr. Hubbard presented board with photos of runoff that currently happens. Mr. LaBarge reiterated once the developer has state approved plan with drainage & septic systems. This process is in the works. Mr. LaBarge stated nothing can be done without those documents in place. Mr. Hubbard discussed existing 4" drainage that goes from his property thru subdivision plans. Is he going to be able to maintain this? This tile drains to Hungerford Brook from his property. Mr. Hubbard is concerned for future plans for this drainage. Mr. LaBarge stated future plans are not on table today. This is not part of this project. The right-of way Mr. Hubbard is speaking of is part of his deed.

Ms. Decker asked to clarify number of residences as well as agriculture use. Mr. Pratt clarified the regulation for this.

Mr. Burns asked about where entrance for lot will be? Mr. LaBarge showed Mr. Burns on map what entrance was suggesting change. Does not change project entrance.

Mr. Hubbard asked about existing 15' easement he did not see on site plan; this is in his deed. Board showed Mr. Hubbard on updated map.

2. #DRB-21-2023: Jamie St. Pierre continuance of sketch plan approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district.

Mr. Jablonski & Mr. Gervais came before the board as representative for Mr. St. Pierre. Mr. Gervais explain changes to lots that give both lots 200' road frontage. This was requested by board after last meeting. This also eliminated easements needed. Lot #1 became 1.11 acres & Lot #2 became 1.98 acres. Lot #1 is the existing house.

Mr. Pratt told the board he did not approve of these designs as it is splitting property. In his opinion this is going to be a problem in the future.

Mr. Earle asked for clarification of road frontage for lots. Mr. Jablonski & Mr. Gervais added the road frontage. Lot #1 has 219.95', Lot #2 has 200.91'.

Mr. LaBarge showed the road frontage on the map.

Mr. Gervais stated the new design is how they would like to proceed as wastewater permits were approved by State of Vermont as is.

Mr. Earle asked for clarification of water runoff from plowing & snow, would it run on his lawn.

The next meeting, they will bring waste water plan to meeting to provide.

Mr. Gervais spoke of gravel that will direct water. Mr. Jablonski stated this project does not require storm water permits.

- 3. #DRB-30-2023: Maurice Lamothe** request for conditional use less 30% approval for the front and side setback to extend a garage located at 292 Maquam Shore Road in the SR/Shoreland Recreation district.

Mr. Lamothe came before the board to present plans to extend current garage. The current garage is not deep enough to park vehicles in. The 12' to current garage on road side. The plan does not make garage any wider.

With this addition to the garage the structure would be 65' from front boundary requirement is 68'. Side boundary is proposed to be 15' requirement is 20'.

- 4. #DRB-31-2023: Burton Paquin, Jr.** request for Boundary Line Adjustment approval located at 500 Lakewood Drive in the SR/Shoreland Recreation district.

Mr. Paquin came before the board requesting to Adjust the boundary line of property. Currently Mr. Paquin owns 499 Lakewood Drive as well as 500 Lakewood Drive.

The lot with 75' of road frontage. This is an unbuildable lot. Mr. Paquin would like to adjust the boundary line 10' to Mr. Raphael. Mr. Paquin purchased the property to have lake access for 499 Lakewood Drive across the street. This property has been surveyed by Cross Consulting Engineers.

- 5. #DRB-32-2023: David Chevalier** request for variance approval for the rear setback to build a deck located at 304 Lakewood Drive in the SR/Shoreland Recreation district.

Mr. Chevalier came before the board requesting variance to build a deck.

Ms. Giroux gave the board copy of the Shoreland Permit.

Mr. Chevalier stated this property had existing camp that was torn down and replaced with same footprint. This has been completed. The camp is within the 50' needing Shoreline Permit. This was approved with condition's;

- 1) Build deck with pervious conditions.
- 2) ¼" gaps in construction
- 3) Gravel under deck

Keeping any runoff from lake.

The current rules require to be 50' for lake, that would not be ideal.

Previous deck was boards, smaller & stand alone.

Needs to be 5' from medium water level. Ms. Giroux stated it will be more than that.

Mr. LaBarge asked about the flood level as well as building elevation. The deck will be 107' well above the 102'.

Mr. Beliveau asked how far the deck is from the low level. Mr. Chevalier stated 20'.

- 6.**
Minutes DRB June 15, 2023

Ms. Yandow made a motion to approve as written DRB Draft Minutes for June 15, 2023, seconded by Mr. Pratt. Mr. LaBarge & Mr. Beliveau abstained. Motion carried.

7. Set Next DRB Meeting Date

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.

8. Deliberative Session

Ms. Yandow made a motion to enter deliberative session at 6:58 pm, seconded by Mr. Garrett Motion carried.

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

Mr. Garrett made a motion, to Approve 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 be approved as presented. Seconded by Mr. Pratt. Motion carried unanimously.

Mr. LaBarge made a motion, to Approve DRB-21-2023: Jamie St. Pierre continuance of sketch plan approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district be approved as warned. Seconded by Mr. Pratt. Mr. LaBarge, Mr. Beliveau, Mr. Garrett and Ms. Yandow voted yay. Mr. Pratt voted Nay.

Mr. Beliveau made a motion, to Approve DRB-30-2023: Maurice Lamothe request for conditional use less 30% approval for the front and side setback to extend a garage located at 292 Maquam Shore Road in the SR/Shoreland Recreation district be approved as warned. Seconded by Mr. Garrett. Motion carried unanimously.

Mr. Pratt made a motion, to Approve DRB-31-2023: Burton Paquin, Jr. request for Boundary Line Adjustment approval located at 500 Lakewood Drive in the SR/Shoreland Recreation district be approved as warned. Seconded by Mr. Beliveau Motion carried unanimously.

Ms. Yandow made a motion, to Approve DRB-32-2023: David Chevalier request for variance approval for the rear setback to build a deck located at 304 Lakewood Drive in the SR/Shoreland Recreation district be Approved as pre-existing, pre-zoning, State approved with State documentation is not in flood zone approved as warned. Seconded by Mr. Pratt. Motion carried unanimously.

9. Any Other Necessary Business

10. Public Comment

11. Adjournment

Ms. Yandow made a motion to adjourn the meeting at 7:41pm, seconded by Mr. Pratt Motion carried.

Respectfully Submitted,

Christina Candels
Administrative Assistant