**TOWN OF SWANTON**

**Draft Minutes**

**DEVELOPMENT REVIEW BOARD (DRB)**

**TOWN OFFICE BUILDING**

**One Academy Street**

**Swanton, VT 05488**

**Thursday, July 27, 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, Sam Ruggiano, Delores R. Decker, Jeff Hubbard, Michael Gervais, Christian Jablonski, Vicki Hemond, Raymond Tardif, Andy Earle, Sherri Bouchard, Kathy Kadow, Stephen Tetreault, Nasrin Foster, Victor Csabrajetz, Warren Palm

1. **DRB-05-2023: Meghan St. Pierre**
2. **DRB-21-2023: Jamie St. Pierre**
3. **DRB-23-2023: Ellsworth Moore**
4. **DRB-27-2023: Edward Hemond**
5. **DRB-28-2023: James & Nasrin Foster**
6. **DRB-29-2023: James & Nasrin Foster**
7. **DRB-33-2023: John & Kathleen Kadow**
8. **DRB-34-2023: Victor Csabrajetz**

\*All motions carried unanimously unless stated otherwise.

1. Call to Order

Mr. LaBarge called the meeting to order at 6:00 pm.

1. Agenda Review:

Mr. LaBarge reviewed agenda & swore in applicants, interested persons, and all board members.

1. Meeting Topics:
2. **#****DRB-05-2023: Meghan St. Pierre** request for final plat approval for a 5-lot subdivision located at 2321 Highgate Road in the R1/Agricultural Residential district.

Mr. Gervais & Mr. Jablonski came before the board to present the updated map. Mr. Gervais stated they have adjusted the cul-de-sac and shifted the driveway for back lots closer towards the back.

Mr. LaBarge reviewed last meeting they discussed how water would drain to back of property & use main driveway for construction not the right of way owned by Mr. Hubbard.

Mr. Gervais stated Stormwater & Wastewater permits have been submitted and have not been received back yet. The highway permit has been submitted.

Mr. Garrett clarified road frontage used by Mr. St. Pierre & Mr. Hubbard.

Ms. Decker asked what permits were before the state currently as well as the next steps and requested a copy of most recent map.

Mr. Tardif asked about where water will drain in the back shown on the current map. The current map shows water flow draining on his property. Mr. LaBarge asked for clarification. Mr. Gervais stated it’s a diversion swale for mound systems, the direction of arrows on map do not define direction of flow. They will not force water to go on neighboring property. Ms. Yandow asked if there is expectation on how much water this will be. Mr. Gervais stated this is just run off water. Mr. Hubbard asked if the septic systems were maxed for houses or over designed. Mr. LaBarge stated these are not regulated by the board, they are approved by the State of Vermont. Mr. Gervais clarified they are designed for the proposed project. Mr. Hubbard asked how lot #7 would be accessed, it is currently agriculture field. Mr. Hubbard is concerned if this is developed how it will affect his driveway, where he could put a gate. Mr. Hubbard asked why the need for 50’ right of way if no future housing is planned? His concern is this will not be in line with town regulation of 3 lots off a 40’ right of way. Mr. Garrett clarified the 50’ right of way stops at the property line. Ms. Yandow asked why there is a 50’ right of way to the St. Pierre’s property? Mr. Jablonski stated its two different properties. St. Pierre’s and they need to have a right of way to the farm field out back. This can only be accessed with farm equipment. This is not what is before the board now. Once any lots are sold all vehicles must go through the new road.

1. **#****DRB-21-2023: Jamie St. Pierre** request for final plat approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district.

Mr. Gervais & Mr. Jablonski came before the board with new maps showing changes, they set the pins to show on the map, added two retention swales to eliminate any run off to neighbors. VTrans does not want any culverts or ditches. The driveway with the new swale will be graded to flow back into lot.

Mr. Earle asked about road lot frontage, if it is a loud to be contiguous? The board members reviewed this in bylaws & regulations book. Mr. Gervais stated this is due to the natural features as the current house is in center of property.

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

Mr. Ruggiano came before the board. They have received the waste water disposal permit. Mr. Moore has also been approached to purchase the adjoining property and they will come before the board at later date.

Mr. Pratt asked for clarification as to what neighboring property?

1. **#****DRB-27-2023: Edward Hemond** continuance of 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 to show since last meeting they have had new maps drawn by Mr. Tudhope. They have made all the changes the board has requested. The 20’ strip behind the property will now be common element for everyone to be taken care of by Homeowners Association. The 20’ strip behind the common element will be boundary line adjusted to David Chevalier. Lot 26 shows a clear easement for powerline. Ms. Yandow asked about future plans for the town to take over the road. The property owners cannot own to the center of the road. Ms. Hemond stated it will stay a private road.

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

Mr. Tetreault & Ms. Foster presented this with sketch plan approval. The boundary line has not changed.

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

Mr. Tetreault & Ms. Foster came before the board. Mr. Tetreault stated they have revised lot numbers as requested. Mr. Tetreault stated the other change was the cul-de-sac redesign to allow for keeping of large maple trees, these are shown on the updated map. There is now a 50’ easement vs 30’.

1. **#DRB-33-2023: John & Kathleen Kadow** request for boundary line adjustment approval located at 13 Leo Drive in the SR/Shoreland Recreation district.

Ms. Kadow came before the board requesting for boundary line adjustment between 13 Leo Dr. & Fournier Farm behind the property. Ms. Kadow stated they would like to go back to original boundary line when they closed on the property in 2016. They have discovered the change put there septic & leach field on the Fournier property.

Ms. Kadow ask Ms. Giroux if she had everything needed from the Attorneys. Ms. Giroux stated yes.

1. **#****DRB-34-2023: Victor Csabrajetz** request for conditional use approval to convert a seasonal dwelling to year-round use located at 144 Lakewood Drive in the SR/Shoreland Recreation district.

Mr. Palm & Mr. Csabrajetz came before the board. Mr. Palm stated they would like to have the property be a year-round dwelling.

Ms. Giroux presented the wastewater permit issued in 2007.

Mr. Palm stated Mr. Csabraietz has owned the property 34 years. The current structure was built in 1974 as a seasonal structure, they have done many improvements to the property since then including the septic system.

1. Minutes DRB June 22, 2023

**Mr. Beliveau made a motion to approve as written DRB Draft Minutes for June 22, 2023, seconded by Ms. Yandow. Motion carried**.

1. Deliberative Session

**Mr. Pratt made a motion to enter a deliberative session at 7:00 pm, seconded by Mr. Garrett. Motion carried.**

**Mr. Pratt made a motion to exit deliberative session at 7:16 pm, seconded by Ms. Yandow. Motion carried.**

1. **Mr. Pratt made a motion to Approve DRB-05-2023: Meghan St. Pierre request for final plat approval for a 5-lot subdivision located at 2321 Highgate Road in the R1/Agricultural Residential district approved as presented, seconded by Mr. Garrett. Motion carried. Approved pending Zoning Administrator receives:**
* **State of Vermont approved Wastewater & Stormwater permits**
1. **Mr. Beliveau made a motion to Approve DRB-21-2023: Jamie St. Pierre request for final plat approval for a 2-lot subdivision located at 2185 Sheldon Road in the R1/Agricultural Residential district as warned per Section 7.2 (c) (3) with waiver, seconded by Ms. Yandow. Motion carried.**
2. **Ms. Yandow made a motion to Approve DRB-23-2023: Ellsworth Moore request for final plat approval for a 3-lot subdivision located at 135 Bachand Road in the R3/Moderate Density Residential district as warned, seconded by Mr. Garrett. Motion carried.**
3. **Mr. Garrett made a motion to Approve DRB-27-2023: Edward Hemond continuance of sketch plan approval for a 4-lot subdivision located at 31 Maple Grove Estates in the R3/Moderate Density Residential district as warned, seconded by Mr. Pratt. Motion carried.**
4. **Mr. LaBarge made a motion to Approve DRB-28-2023: James & Nasrin Foster continuance for request for boundary line adjustment approval located at 19 Maple Grove Estates in the R3/Moderate Density Residential district as warned, seconded by Mr. Pratt. Motion carried.**
5. **Mr. LaBarge made a motion to Approve DRB-29-2023: James & Nasrin Foster continuance for sketch plan approval for a 3-lot subdivision located at 19 Maple Grove Estates in the R3/Moderate Density Residential district as warned, seconded by Mr. Pratt. Motion carried.**
6. **Mr. Pratt made a motion to Approve DRB-33-2023: John & Kathleen Kadow request for boundary line adjustment approval located at 13 Leo Drive in the SR/Shoreland Recreation district as warned, seconded by Mr. LaBarge. Motion carried.**
7. **Mr. Beliveau made a motion to Approve DRB-34-2023: Victor Csabrajetz request for conditional use approval to convert a seasonal dwelling to year-round use located at 144 Lakewood Drive in the SR/Shoreland Recreation district as warned, seconded by Mr. Pratt. Motion carried unanimously.**
8. Any Other Necessary Business
9. Public Comment
10. Set Next DRB Meeting Date

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.

1. Adjournment

**Mr. Beliveau made a motion to adjourn at 7:24 pm, seconded by Mr. Garrett. Motion carried unanimously.**

Respectfully Submitted by

Christina Candels

Administrative Assistant