

**DRAFT MINUTES
TOWN OF SWANTON
SWANTON DEVELOPMENT REVIEW BOARD
Town Office Building
1 Academy Street, Swanton, VT 05488
Thursday, August 24, 2023 @ 6:00 p.m.**

Present: Spencer LaBarge, Chair; Harold Garrett, Jim Pratt, Jennifer Yandow, Members; Amy Giroux-Zoning Administrator; Christina Candels-Administrative Assistant, Vicki Hemond, Anthony Choiniere, Stephen Tetreault, James Foster, David Chevalier, Kiersten Bourgeois, David Hubbard, Carol Hubbard, Leon Kempton, Peter Mazurek, Lyne St. Louis, Tyler Cook, Brad McAvoy, Jacques Larose

- 1) **DRB-27-2023: Edward Hemond**
- 2) **DRB-29-2023: James & Nasrin**
- 3) **DRB-35-2023: Anthony Choiniere**
- 4) **DRB-38-2023: Vermont Agency of Transportation**
- 5) **DRB-39-2023: Vermont Agency of Transportation**
- 6) **DRB-40-2023: Tyler Cook**
- 7) **DRB-41-2023: Springhead LLC**
- 8) **DRB-42-2023: Springhead LLC**
- 9) **DRB-43-2023: Springhead LLC**

*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-27-2023: Edward Hemond** request for preliminary plat 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 present plat for the 4-lot subdivision. All the requests of the board have been completed.

Mr. Garrett asked for clarification on the 5.44 common element easement. Ms. Hemond stated this was at the board's request to keep this on the mylar.

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

Mr. Tetreault and Mr. Foster presented final plat for 3-lot subdivision. The board requested no changes at the last hearing.

- 3) **#DRB-35-2023: Anthony Choiniere** request for variance approval for the rear setback to build a shed located at 8 Andersen Lane in the R1/Agricultural Residential district.

Mr. Choiniere came before the board requesting a variance to build 20'x14' shed/greenhouse. The adjacent property is Agriculture.

Mr. Garrett asked how many feet from the property line the building will be? Mr. Choiniere stated 6'. The board asked if he could turn the building or move to get to 10'. Mr. Choiniere stated due his well, mound system and neighbors view this was the only location that will work. Dropping the size of the building will not serve his purpose. Mr. Pratt asked for clarification on the map where the proposed building would be. Mr. LaBarge reviewed with Mr. Choiniere the other options on his property the building would fit.

- 4) **#DRB-38-2023: Vermont Agency of Transportation** request for site plan approval to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district.

Mr. Larose & Mr. McAvoy presented the board the site plan for the facility. They plan to relocate the existing VTrans garage currently in St. Albans to 18-acre parcel of exit 20 VTrans owns. They will have office building, 12 bay garage. VTrans has been working with Swanton Selectboard to relocate their entrance from Sholan Rd. to VT Route 207. This will provide a new intersection that will be turned over to the town once completed, and VTrans will maintain. Mr. McAvoy also stated VTrans will complete a scoping study of the intersection of Bushey Rd-VT 207-Sholan Rd. They realize it is a not a good intersection.

The site plan shows the road will be 24' wide. VTrans will get an easement for this driveway form property owner, the Town of Swanton will own this easement after construction.

The St. Albans City water main of 8" will be continues for the property paid for by VTrans.

The site plan shows all storm water plans approved by the State.

Mr. Garrett asked if the road will eventually be black top? As proposed it shows gravel road, with future growth the road may be paved.

Mr. Garrett asked about excess water from the brine making machine go? Mr. Larose stated that should not happen it will go from the machine to the trucks, but that there is a floor drain in that area in the event it does happen those drains into a separate alarmed holding tank.

Ms. Yandow asked if there would be drains in the garage? There will be now drains in the garage area.

On the south side of the parking lot there will be solar panels, panels will also be on the roof of the office building. The plan is for this building to be Net Zero with no greenhouse gasses. Heating will be wood pellets and heat pumps.

Ms. Hubbard asked where the proposed access road will for from Sholan Rd onto Highgate Rd? How far from the Bushey Rd? They showed the map to Ms. Hubbard to clarify. Ms. Hubbard asked about the remainder of Sholan Rd being accessible. The Swanton Selectboard was specific previously that this needed to remain accessible for agriculture use.

Mr. Kempton asked about truck traffic and speed limit reduction on an already busy part of the road. The DRB does not regulate the road speed limits. The Town of Swanton has already approved the access.

Mr. Chevalier asked about the process to ensure salt does not get into ground water and wells? The site plans show retention pond to prevent this.

Mr. Kempton asked who would take care of his water well in the future if salt ends up in his water? That is not up to this board but that there will be Municipal water on site for future growth.

- 5) **#DRB-39-2023: Vermont Agency of Transportation** request for conditional use approval to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district.

Mr. Larose showed the board the building design plans for Garage and Office space. The plans show adequate parking spaces. Lighting is adequate and there is a fire hydrant on site.

Mr. LaBarge reviewed hours of operation; the board's recommendation is to amend hours of operation to 24/7. This prevents any futures issues.

Ms. Yandow asked about noise being not applicable on the application. Mr. Garrett stated only noise would be beeping from the trucks backing up, minimal.

Mr. Kempton asked for clarification as to where the run off from development will go.

Mr. Larose showed him on the plans. Mr. Kempton also asked about noise from loading trucks.

- 6) **#DRB-40-2023: Tyler Cook** request for conditional use less 30% approval for the front setback to build a deck located at 47 Arrowhead Drive in the SR/Shoreland Recreation district.

Mr. Cook came before the board requesting to build a deck 15'x8'. The deck will be even with the house.

- 7) **#DRB-41-2023: Springhead LLC** request for site plan approval to operate a contractor's shop located at 167 Middle Road in the R1/Agricultural Residential district.

Mr. Chevalier is requesting to build a shop to relocate current shop facility operating in Highgate Springs. The shop is designed to be 80'x130'. Mr. Mazurek state the current driveway is in good shape.

- 8) **#DRB-42-2023: Springhead LLC** request conditional use approval to operate a contractor's shop located at 167 Middle Road in the R1/Agricultural Residential district.

The board reviewed hours of operation, the suggestion was to adjust to 24/7. This prevents any future issues.

- 9) **#DRB-43-2023: Springhead LLC** request for conditional use less 30% approval to build a contractor's shop located at 167 Middle Road in the R1/Agricultural Residential district.

Mr. Mazurek let the board know where parking spaces are listed on the plans. They have sufficient parking for employees.

Two sides of the property are agriculture. They are requesting to build 35' from the property line instead of the required 50'.

D. Deliberative Session

Mr. Pratt made a motion to enter deliberative session at 7:28 p.m., seconded by Ms. Yandow Motion carried.

Mr. Pratt made a motion to exit the executive session at 7:48 p.m., seconded by Mr. Garrett Motion carried.

- 1) Mr. Garrett made a motion to Approve DRB-27-2023: Edward Hemond request for preliminary plat 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.**
- 2) Mr. Pratt made a motion to Approve DRB-29-2023: James & Nasrin Foster request for final plat approval for a 3-lot subdivision located at 19 Maple Grove Estates in the R3/Moderate Density Residential district as warned, seconded by Ms. Yandow. Motion carried.**
- 3) Mr. LaBarge made a motion to Approve DRB-35-2023: Anthony Choiniere request for variance approval for the rear setback to build a shed located at 8 Andersen Lane in the R1/Agricultural Residential district as warned, seconded by Mr. Garrett. Ms. Yandow said I, Mr. Pratt, Mr. Garrett, Mr. LaBarge voted nay, Motion carried. Denied due to the structure being 280 sq ft and can conform on the property in another location as proposed it does not meet the required setbacks.**
- 4) Ms. Yandow made a motion to Approve DRB-38-2023: Vermont Agency of Transportation request for site plan approval to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district as warned under the condition that all required state permits must be filed with the Zoning Administrator, Seconded by Mr. Pratt. Motion carried.**
- 5) Ms. Yandow made a motion to Approve DRB-39-2023: Vermont Agency of Transportation request for conditional use approval to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district as warned under the condition that all required state permits must be on file with the Zoning Administrator, seconded by Mr. Pratt. Motion carried.**
- 6) Mr. LaBarge made a motion to Approve DRB-40-2023: Tyler Cook request for conditional use less 30% approval for the front setback to build a deck located at 47 Arrowhead Drive in the SR/Shoreland Recreation district as warned, seconded by Mr. Pratt. Motion carried.**
- 7) Mr. Pratt made a motion to Approve DRB-41-2023: Springhead LLC request for site plan approval to operate a contractor's shop located at 167 Middle Road in the R1/Agricultural Residential district as warned under the condition that all required state permits must be on file with the Zoning Administrator, seconded by Ms. Yandow. Motion carried.**

- 8) **Mr. Pratt made a motion to Approve DRB-42-2023: Springhead LLC request conditional use approval to operate a contractor’s shop located at 167 Middle Road in the R1/Agricultural Residential district as warned under the condition that all required state permits must be on file with the Zoning Administrator, seconded by Mr. LaBarge. Motion carried.**
- 9) **Mr. Pratt made a motion to Approve DRB-43-2023: Springhead LLC request for conditional use less 30% approval to build a contractor’s shop located at 167 Middle Road in the R1/Agricultural Residential district as warned under the condition that all the required state permits must be on file with the Zoning Administrator, seconded by Mr. Garrett. Motion carried.**

E. Minutes DRB July27, 2023

Mr. Pratt made a motion to approve the minutes from the 7/27/23 DRB meeting as written, seconded by Mr. LaBarge. Motion carried.

F. Any Other Necessary Business
None

G. Public Comment
None

H. Set Next DRB Meeting Date
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

Mr. Pratt made a motion to adjourn the meeting at 7:56 p.m., seconded by Ms. Yandow. Motion carried.

Respectfully Submitted,

Christina Candels
Administrative Assistant