

TOWN OF SWANTON
Draft Minutes
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
Thursday, February 22, 2024 @ 6:00 p.m.

Present: Spencer LaBarge-Chair, Harold Garrett, Jennifer Yandow, Jim Pratt, Reg Beliveau-Members, Amy Giroux-Zoning Administrator, Christina Candels-Administrative Assistant, Roger Laroche, Penny Laroche, Carol Hubbard, David Hubbard, Leon Kempton, Jacques Larose, Brad McAvoy

A. Call to Order

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

B. Meeting Topics:

DRB-06-2024: Roger & Penny Laroche

DRB-07-2024: Vermont Agency of Transportation

C. Agenda Review

Mr. LaBarge reviewed the agenda, read the definition of interested persons and swore in the applicants, interested person and the board members.

- 1. #DRB-06-2024: Roger & Penny Laroche** request for conditional use less 30% for the east (front) & west side setback to build a single-family dwelling located at 38 Trails Edge Drive in the R1/Agricultural Residential district.

Mr. & Mrs. Laroche came before the board to explain they purchased the land and have design plans that do not fit with the current setback requirements. Mr. LaBarge asked for a lister card of the lot. Mr. Laroche had a mylar of the property. Mr. & Mrs. Laroche have previously spoke with Mr. Pratt and he explained the homes on the street all need to face the same way and gave them the required setbacks. The building needs to be 75' from Sweet Hollow Rd. Using the conditional use less 30% would allow them to build 52.5' from the setback, as planned currently they will be 55'. (within 30% requested) Mr. Beliveau stated the setbacks for the district are 50", Ms. Giroux stated yes but there is also a 25' right-of-way. Mr. LaBarge stated the mylar shows the building envelopes the that should be built within. Mr. Laroche stated they have had Stephon from TDH engineering come and have the property is marked.

Mr. Garrett asked for clarification on the hand drawn map.

Ms. Yandow asked if they would like to build the home in the opposite direction? Mr. Laroche stated no they would like to keep the home design in line with the other homes proposed for the development, all the homes will face the street. Turning the home can create a setback issue on the other side as the home is going to be 90' long.

- 2. #DRB-07-2024: Vermont Agency of Transportation** request for approval for a site plan amendment to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district.

Mr. McAvoy & Mr. Larose came before the board to present a minor change they are requesting.

Mr. LaBarge clarified this planned facility has already been approved by the board in August on 2023.

Mr. McAvoy stated the change they are presenting is due to a wetland concern, therefore they are shifting a transformer and part of the road 6' over.

Mr. Larose showed on the map the proposed change. The wetland program has requested they reduce impacts as much as possible thru the buffer zone. In order to do that they are going to shift the road and future sidewalk 6' to the south. By moving everything 6' they would make the transformer would be against the fence, therefore they are going to move it 30' down on the lot. Ms. Giroux asked if the access road would be paved? Mr. Larose said the road has been proposed as 24' gravel road.

Mr. Kempton asked for clarification what they are doing? Mr. LaBarge clarified the plans have already been approved they are only discussing a change before them. Mr. Kempton was shown the plans and the minor change. The road is already staked out from VT Route 207.

Ms. Hubbard asked for a drawing of where the new road would be? Mr. LaBarge stated that is not changing before them and has previously been approved. Ms. Hubbard came to the table and was able to see the map before them with the change of location of the transformer.

Mr. Kempton asked for clarification again where the road would be and why not a straight shot? Mr. LaBarge stated this was all asked and vetted when they previously came before the board. Mr. McAvoy stated it was more to get the traffic away from the Bushey Road/VT Route 207 intersection.

Mr. Hubbard asked if the scoping study for the Bushey Road/VT Route 207 has been done? Mr. McAvoy stated it is in the scoping study & speed study is in the que to be done. Mr. LaBarge stated again this is only about the movement of the transformer before them.

D. Deliberative Session

Ms. Yandow made a motion to enter deliberative session at 6:37 pm, seconded by Mr. Pratt. Motion carried.

Mr. Beliveau made a motion to exit deliberative session at 7:00 pm, seconded by Mr. Pratt. Motion carried.

Ms. Yandow made a motion to APPROVE DRB-06-2024: Roger & Penny Laroche request for conditional use less 30% for the east (front) & west side setback to build a single-family dwelling located at 38 Trails Edge Drive in the R1/Agricultural Residential district APPROVED as warned, seconded by Mr. Pratt. Motion carried.

Mr. LaBarge made a motion to APPROVE DRB-07-2024: Vermont Agency of Transportation request for approval for a site plan amendment to build a public facility located at 2601 Highgate Road in the SG/Southern Growth district APPROVED as warned, seconded by Mr. Beliveau. Motion carried.

- This amendment is to move the transformer for the wetland buffer zone.

E. Minutes DRB January 25, 2024

Mr. Pratt made a motion to approve January 25, 2024 draft minutes as written, seconded by Ms. Yandow. Motion carried.

F. Any Other Necessary Business

None

G. Public Comment

None

H. Set Next DRB Meeting Date

Thursday, March 28, 2024

Thursday, April 25, 2024

Thursday, May 23, 2024

Thursday, June 27, 2024

Thursday, July 25, 2024

Thursday, August 22, 2024

Thursday, September 26, 2024

Thursday, October 24, 2024

I. Adjournment

Ms. Yandow made a motion to adjourn at 7:03 pm, seconded by Mr. Beliveau. Motion carried.

Respectfully Submitted by

Christina Candels-Administrative Assistant