

TOWN OF SWANTON
Draft Minutes
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
Thursday, March 28, 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, Joel Clark, Cathy Montagne, Earl Rogers, Melissa Ellery, Keith Ellery, Adam Bartemy, Herb Bartemy, Peter Mazurak, Angela Trahan-State of Vermont Military Department

- A. Call to Order
Mr. LaBarge called the meeting to order at 6:00 pm.
- B. Agenda Review
Mr. LaBarge reviewed the agenda, read the definition of interested persons and swore in applicants, interested persons and the board members.
- C. Meeting Topics:
 - DRB-08-2024: Joel Clark**
 - DRB-09-2024: Keith Ellery**
 - DRB-10-2024: Earle Rogers**
 - DRB-11-2024: Earle Rogers**
 - DRB-12-2024: Adam Bartemy (TDI)**
 - DRB-13-2024: Adam Bartemy (TDI)**

1. **#DRB-08-2024: Joel Clark** request for variance approval for the south side setback to build a garage located at 296 Maquam Shore Road in the SR / Shoreland Recreation district.

Mr. Clark came before the board requesting a variance to build a new garage. Mr. Clark's existing garage is 4.5' from the property line. Mr. Clark provided a new map of his project for the board to see what he is requesting to build. Mr. Clark said the corners have pins to determine the boundary lines. Mr. Clark is requesting to build a new garage that will be attached to the house and by doing this it will move the garage so that it is 7.5' from the property line. This will make a non-conforming garage less non-conforming. Mr. LaBarge asked for clarification what will be moved from the existing deck area. Mr. Clark said his state permits have been approved. Ms. Yandow asked what "to be removed" on the map was referring to? Mr. Clark said it is the narrowing of the driveway & parking to lower the impervious surface the State is requiring.

2. **#DRB-09-2024: Keith Ellery** request for conditional use less 30% for the front setback to place a shed located at 1 Ruths Drive in the R1/Agricultural Residential district.

Mr. & Ms. Ellery came before the board to request conditional use less 30% front setback. They are requesting this because they recently purchased the home and would like to add an Amish shed to their property. The shed will be west of Sheldon Rd. The shed will be 60' from the property line.

3. **#DRB-10-2024: Earle Rogers** request for conditional use approval to build an addition to the existing building located at 516 St. Albans Road in the R3/Moderate Density Residential district.
4. **#DRB-11-2024: Earle Rogers** request for conditional use less 30% approval for the front setback to build an addition to the existing building located at 516 St. Albans Road in the R3/Moderate Density Residential district.

Mr. Rogers came before the board to present both applications together. Mr. Rogers said they are looking to add on to the current shop. The addition will be 85' from the line not the required 100'. This will be on the end of the current building. Mr. Garrett clarified the existing shop had previously been approved at 85' and Mr. Rogers is just requesting to add onto the end and keep the building in line.

5. **#DRB-12-2024: Adam Bartemy (TDI)** request for site plan approval for two additions located at 50 Babbie Boulevard in the IND/Industrial district.
6. **#DRB-13-2024: Adam Bartemy (TDI)** request for variance approval for an addition located at 50 Babbie Boulevard in the IND/Industrial district.

Mr. Bartemy & Mr. Mazurak came before the board to present both applications together. Mr. Mazurak said the proposed site plan shows 2 additions to the current TDI building. One addition will be on the east side of the building will be 40'x160', the second will be on the west 20'x100' on the side of the railroad. The addition on the west side they have choose that size because there is currently a foundation there that has not been used. Mr. Mazurak said the set back requirements on the back side are 25' and they will be at 17' with the proposal and they meet the setbacks on the east side. Mr. Mazurak said the railroad currently grants the owners use of the property to park trucks with a right-of-way.

D. Public Comment

Ms. Montagne said she understands this is not on the agenda but she intends to subdivide 40 acres off her property adjacent to the new State garage to sell to Vermont Army National Guard to build a new facility. Ms. Montagne has submitted an application for April's DRB meeting to subdivide. Ms. Trahan said the National Guard is proposing to build a "super" armory and then close the existing armories in St. Albans and Swanton. This will be on next months agenda and warned for the public.

E. Minutes DRB February 22, 2024

Mr. Beliveau made a motion to approve February 22, 2024, draft minutes as written, seconded by Mr. Pratt. Motion carried.

F. Any Other Necessary Business

Planning commission is requesting a joint meeting with the DRB. Ms. Giroux asked the board members what dates work for them and will connect with the Planning Commission to schedule this.

G. Set Next DRB Meeting Date

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

H. Deliberative Session

Ms. Yandow made a motion to enter deliberative session at 6:55 pm, seconded by Mr. Garrett. Motion carried.

Mr. Pratt made a motion to exit deliberative session at 7:01 pm, seconded by Mr. Beliveau. Motion carried.

- 1) **Mr. Beliveau made a motion to APPROVE DRB-08-2024: Joel Clark request for variance approval for the south side setback to build a garage located at 296 Maquam Shore Road in the SR / Shoreland Recreation district as warned per**

the DRB guidelines page 3-10 section c line 1-2 making the garage less non-conforming, seconded by Mr. Pratt. Motion carried.

- 2) **Mr. Garrett made a motion to APPROVE DRB-09-2024: Keith Ellery request for conditional use less 30% for the front setback to place a shed located at 1 Ruths Drive in the R1/Agricultural Residential district as warned, seconded by Mr. Pratt. Motion carried.**
 - 3) **Mr. Pratt made a motion to APPROVE DRB-10-2024: Earle Rogers request for conditional use approval to build an addition to the existing building located at 516 St. Albans Road in the R3/Moderate Density Residential district as warned, seconded by Ms. Yandow. Motion carried.**
 - 4) **Mr. Pratt made a motion to APPROVE DRB-11-2024: Earle Rogers request for conditional use less 30% approval for the front setback to build an addition to the existing building located at 516 St. Albans Road in the R3/Moderate Density Residential district as warned, seconded by Mr. Garrett. Motion carried.**
 - 5) **Ms. Yandow made a motion to APPROVE DRB-12-2024: Adam Bartemy (TDI) request for site plan approval for two additions located at 50 Babbie Boulevard in the IND/Industrial district as warned, seconded by Mr. Pratt. Motion carried.**
 - 6) **Ms. Yandow made a motion to APPROVE DRB-13-2024: Adam Bartemy (TDI) request for variance approval for an addition located at 50 Babbie Boulevard in the IND/Industrial district as warned, seconded by Mr. Pratt. Motion carried.**
- I. **Adjournment**
Mr. Pratt made a motion to adjourn at 7:05 pm, seconded by Mr. Beliveau. Motion carried.

Respectfully Submitted By
Christina Candels-Administrative Assistant