

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, April 24, 2025@ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Jim Pratt, Jennifer Yandow, Reg Beliveau Jr, Harold Garrett, Christina Candels-Assistant Town Administrator, Cristina Jablonski, HD Campbell, Chris Furlani, Kathy Furlani, Susan Fournier, Steven McKenzie, William Dean, Dustin Machia, Danelle Machia, Kathryn Gordon, Joseph Gordon, Richard Cummings, Stephen Tetreault
Zoom: Karl Taylor

- 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 definitions of interested persons, swore in board members, applicants (in person & zoom) and members of the public.
Mr. Pratt is an abutting landowner to DRB-12-2025 Kathryn Gordon. No conflict from either party.
 - C. Meeting Topics:
 - 1) DRB-04-2025: R.J. Fournier & Sons Inc.
 - 2) DRB-05-2025: Ron Machia
 - 3) DRB-09-2025: Richard Cummings
 - 4) DRB-10-2025: William Dean & Rachel Martel
 - 5) DRB-11-2025 Christopher Furlani
 - 6) DRB-12-2025 Kathryn Gordon
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- 1. **#DRB-04-2025 : R.J. Fournier & Sons Inc.** request for final plat approval for a 2-lot subdivision, located at 38 Campbell Bay Rd. in the SR/Shoreland district.
Ms. Fournier came before the board, There has been no new changes.
Ms. Fournier said they are in the process of getting the memorial bench for the property.
Ms. LaBarge asked for her to share pictures with the Town.
 - 2. **#DRB-05-2025: Ron Machia:** request for preliminary plat approval for a 5-lot subdivision, located at 127 Lakewood Dr. in the SR/Shoreland district.
Mr. Jablonski came before the board for preliminary approval. They have made the suggested changes to the drawing. The pins have been set. The lots did not change sizes. Mr. Jablonski said the wastewater permits have been submitted to the State of Vermont and are pending.
 - 3. **#DRB-09-2025: Richard Cummings** request for preliminary plat approval for a 7-lot major subdivision located at 61 Lydias Ridge located in the SG/Southern Growth District.
Mr. Cummings came before the board for preliminary approval. Mr. Cummings said there are no changes from the last meeting. Mr. Cummings said the stormwater permit has been submitted to the State of Vermont and the water line has been brought in.
Mr. Garrett asked if these lots will be accessed from the Sholan Road? Mr. Cummings said the new State Drive. Mr. Garrett asked Mr. Cummings if he was going to upgrade that road to the State garage? Who is going to upgrade the road? Mr. Cummings said it is not his road to upgrade. The road is not paved on that end it is a dirt farm road.
Mr. Cummings said he had to pay to get the water in, maybe the Selectboard can have the road upgraded.

4. **#DRB-10-2025: William Dean & Rachel Martel:** request for sketch plan approval for a 7-lot major subdivision located at 63 Bachand Rd. in the R3/Moderate Density Residential District.

Mr. Dean and Mr. Tetreault came before the board for their 7-lot subdivision off of Bachand Rd.

Mr. LaBarge started with apologizing to community members who sent emails regarding this application he does not have access to his Town email. Ms. Candels was able to print the emails for the board members to review.

Mr. Tetreault said Mr. Dean and his wife purchased the remaining land from Ellsworth Moore (Lot-5) and now they would like to subdivide this parcel into 7-lots.

They are proposing three lots be accessed off Bachand Rd. through a 30' access and the remaining lots be accessed from Ellsworth Drive.

Mr. Tetreault shared on the mylar where all the proposed wastewater systems will be.

Mr. LaBarge asked if there is a backup space for the systems? Mr. Tetreault shared the systems are designed for the space for a backup system if it is needed, and they were State approved that way. Current & Replacement.

Mr. Tetreault said 1-lot will have its own mound and 4-lots will have two shared mounds. All lots will have their own individual wells.

The wastewater permits need to be recorded with the Town.

Mr. LaBarge shared with the community that once the State approves a wastewater system and they are recorded with the Town, which is the extent of the Town's involvement.

Mr. Dean intends to keep the 49-acres in Lot-5.

Mr. Tetreault shared there will be a cul-de-sac for the lots. Mr. LaBarge said to keep in mind the Town road standard requirements.

Mr. Tetreault said they had some wetlands delineated for this project and stormwater permits are currently being developed by Apex Engineering.

Ms. Yandow asked what a reasonable distance is for a wastewater system to pump to and function without issues? Mr. Tetreault said to pump from a single-family home to a septic, these are quite a way for some of these lots, but he has pumped 4000' to a mile away. The State does not have a requirement. The systems have to be designed with this to be approved by the State.

The maps show a building envelope for construction. Mr. Pratt said 911 requires proposed driveways.

Mr. Tetreault said they plan a 16' shared driveway with a hammer head to access three lots.

Mr. LaBarge then opened it to questions from the public.

Mr. McKenzie asked when the trees were being cleared for this project, he was very nervous because they were having very large fire and was concerned about the fire spreading. Mr. Beliveau said there is a local fire warden and if you don't like the fire call 911. In the Village if someone complains they will put the fire out.

Mr. McKenzie asked if these lots will be all single-family residential homes? One driveway on Bachand Rd to service three homes and the rest will be accessed from Ellsworth Drive. Mr. McKenzie came to the table to see the proposed map.

5. **#DRB-11-2025 Christopher Furlani** request for Conditional Use Less 30% to build an addition on existing home located at 272 Lakewood Dr. in the SR/Shoreland Recreation District.

Mr. & Ms. Furlani came before the board to request Conditional Use Less 30% to build an addition. Ms. Candels said they originally came in to request a variance, but she suggested Conditional Use Less 30% as it would be easier to approve.

Mr. Furlani said they would like to add an addition; the well is not an easy place along with the roof lines to add to the home. They believe the best place to add on will be on the driveway side. They are planning to add a bedroom and bathroom and reconfigure inside the home.

Mr. Beliveau asked the location of the addition off the house.

6. **#DRB-12-2025 Kathryn Gordon:** request for Conditional Use to operate small commercial kitchen in a detached building located at 239 Woods Hill Rd. in the R1/Residential District.

Mr. & Ms. Gordon came before the board to share her plans to have a detached structure and make cheesecakes. They do not plan to use any gas appliances requiring range hoods only induction ovens and burners. Ms. Gordon said it will not be open to the public, plans are to sell to restaurants, cafes and private orders.

Mr. LaBarge asked if they would have gas for stoves? Ms. Gordon could not decide for certain gas or electricity, either are options they must follow code for them.

Mr. LaBarge asked the size of the building they plan to add? Ms. Gordon said, ideally 12'x24'. The building will be brought to the property and be detached from the home. Mr. LaBarge told them they will need to make sure to be within the setbacks.

Ms. Candels said they have not filled out a permit for the building yet, this is just for the business.

Ms. Yandow suggested they reach out to Swanton Village Electric to see if they have incentives for an induction stove as GMP does.

D. Minutes DRB March 27, 2025

Mr. Beliveau made a motion to approve March 27, 2025, DRB meeting minutes as written, seconded by Mr. Pratt. Motion carried.

E. Any Other Necessary Business

Mr. Garrett informed the board that this will be his last meeting, he will resign after this meeting. Mr. Garrett shared his reasoning for resigning was due to the Selectboard not reappointing him to the Regional Planning Commission and therefore he would resign after learning via voice mail from the Selectboard Chair that the Town Selectboard has decided to go in another direction.

F. Public Comment

None

G. Set Next DRB Meeting Date

May 22, 2025

H. Executive Session

Ms. Yandow made a motion to enter executive session at 7:11 pm, seconded by Mr. Pratt. Motion carried.

Ms. Yandow made a motion to exit executive session at 7:51 pm, seconded by Mr. Beliveau. Motion carried.

Actions Taken:

1) **Mr. Beliveau made a motion for DRB-04-2025: RJ. Fournier & Sons Inc. request for final plat approval for a 2-lot subdivision, located at 38 Campbell Bay Rd. in the SR/Shoreland district, be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**

2) **Mr. Pratt made a motion for DRB-05-2025: Ron Machia: request for preliminary plat approval for a 5-lot subdivision, located at 127 Lakewood Dr. in the SR/Shoreland district be APPROVED AS WARNED, seconded by Mr. LaBarge. Motion carried.**

3) **Ms. Yandow made a motion for DRB-09-2025: Richard Cummings request for preliminary plat approval for a 7-lot major subdivision located at 61 Lydias Ridge located in the SG/Southern Growth District be APPROVED AS WARNED under the following conditions**

- **Applicant consider installing a cul-de-sac at the end of Lydias Ridge or connecting State Drive with approved road upgrade needed.**

Seconded by Mr. Pratt. Motion carried. Motion carried.

- 4) **Mr. LaBarge made a motion for DRB-10-2025: William Dean & Rachel Martel: request for sketch plan approval for a 7-lot major subdivision located at 63 Bachand Rd. in the R3/Moderate Density Residential District be Continued with the following conditions:**
- **The access for lots 11, 12 & 13 needs to be changed due to the Towns Road standard requirements a 30' right-of-way can not service these lots. The Town road standards can be found in section 7.8(1) the requirements is 50'.**
 - **Driveways need to be shown on the mylar.**
 - **State permit for stormwater needs to be approved and submitted to the Town**
 - **Wastewater permit needs to be approved and submitted/recorded with the Town.**
 - **Stormwater plans need to be shown on the mylar.**
 - **A cul-de-sac that meets the Town standards needs to be shown on the mylar to service 11, 12 & 13.**

Seconded by Ms. Yandow. Motion carried.

- 5) **Mr. Beliveau made a motion for DRB-11-2025 Christopher Furlani request for Conditional Use Less 30% to build an addition on existing home located at 272 Lakewood Dr. in the SR/Shoreland Recreation District be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 6) **Mr. Pratt made a motion for DRB-12-2025 Kathryn Gordon: request for Conditional Use to operate small commercial kitchen in a detached building located at 239 Woods Hill Rd. in the R1/Residential District be APPROVED AS WARNED under the condition they meet the State requirements and Town permits, seconded by Mr. Pratt. Motion carried.**

I. **Adjournment**

Ms. Yandow made a motion to adjourn at 7:57 pm, seconded by Mr. Beliveau. Motion carried.

Respectfully submitted by
Christina Candels-Assistant Town Administrator