

TOWN OF SWANTON
Minutes
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, December 12, 2024 @ 6:00 p.m.

Present: Spencer LaBarge-Chair, Reg Beliveau Jr, Harold Garrett, Jim Pratt, Jenifer Yandow, Christina Candels-Administrative Assistant, Brian Savage-Town Administrator/Deputy Zoning Administrator, Anna D'Ullisse, Nicola D'Ullisse, Cristian Jablonski, Renee Cioffi, Pierre A. Gagne
Zoom: Nicole Draper (Swanton Rec), Nic Trpovski (Arthur Boulerice)

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, swore in applicants, board members and members of the public.

C. Meeting Topics:

- 1) **DRB-36-2024 Sam and Betty LLC**
- 2) **DRB-37-2024 Anna D'Ullisse**
- 3) **DRB-38-2024 Swanton Recreation**
- 4) **DRB-39-2024 Swanton Recreation**
- 5) **DRB-40-2024: Arthur Boulerice**

- 1) **#DRB-36-2024 Sam and Betty LLC** request for conditional use approval to convert 52 Merchants Row unit 6 from office space to a studio apartment in the CB/Central Business District.

Ms. Cioffi came before the board stating they currently have five apartments and one vacant office that was previously Dr. Chips office 30 years ago and would like to turn that into a studio apartment. The board reviewed the location in the building on the picture provided. Ms. Cioffi provided a water/sewer allocation letter from Swanton Village. Mr. LaBarge asked if parking would be in the back with other units? Yes.

Mr. Beliveau asked if the State Fire Marshall has inspected? Ms. Cioffi said the electrical inspector had been there and she has discussed with the Fire Marshall when she purchased the building and via email recently.

- 2) **#DRB-37-2024 Anna D'Ullisse** request for conditional use approval to convert seasonal use to year-round use located at 424 Lakewood Dr. in the SR/Shoreland Recreation District.

Ms. D'Ullisse came before the board and said this property had been passed down through her family and now owned by her brother and herself. Ms. D'Ullisse said the home is currently listed as seasonal and would like to change it to the year-round. Ms. Giroux had given Ms. D'Ullisse the application to come before the board and the State contact who she needed to reach out to for approval. Ms. D'Ullisse contacted her, and they provided an engineer list who can approve such requests and has an engineer's letter of approval.

Mr. Beliveau asked if the State approve of this after the engineer reviewed? Ms. D'Ulisse said she was told it then comes back to the Town once a State approved designed signs off on the request. That has been provided. The board agreed they have previously received a letter back from the State approving these kinds of requests. The letter states the septic can accommodate year around living.

Mr. D'Ulisse said they were told from the State they push this down to the engineers if you use a State approved inspector it does not come back to them for approval. This is something that can be followed up on.

Mr. Garrett noted in the letter from the engineer it was a full-time home from 1986-2006. This is pre-existing this just gives it a "clean slate."

- 3) **#DRB-38-2024 Swanton Recreation** request for conditional use approval to place a storage container located at 16 Jewett St. in the CLI/Commercial Light Industrial District.
- 4) **#DRB-39-2024 Swanton Recreation** request for a variance to place a storage container located at 16 Jewett St. in the CLI/Commercial Light Industrial District.

Ms. Draper via Zoom discussed both applications together. Ms. Draper stated Swanton Recreation would like to place a conex container in the back parking lot area for additional storage. Ms. Draper said their current building is busting at the seams and they are trying to maximize the space they have. If they can move equipment to the conex box it will open more useable space in the garage while the Recreation and Selectboard work on a more permanent solution for recreation space. Swanton Village as the landowner has approved as well as the Selectboard has approved the purchase.

Mr. LaBarge asked how close the box will be to the property line? Ms. Draper said it will sit back 11' from the fence in line with the existing buildings.

Ms. Draper said they are requesting this location so they can still maximize existing field space.

Ms. Candels showed on google maps where they intend to place the container.

Ms. Yandow said the container is a temporary solution? Yes, this is a temporary solution until they have a more permanent solution in the future.

Ms. Yandow asked what the timeline on that is? They do not have a timeline.

Ms. Yandow asked about a new building? Ms. Draper said they are working on that and right now they are trying to use their space as efficiently as possible, that is why they need more storage.

Mr. Garrett asked what they are keeping in the buildings down back currently?

Ms. Draper said maintenance equipment & rental equipment. Mr. Garrett was concerned about vandalism because this is a place that is not easily visible.

Ms. Draper said it is checked on regularly and in an area that the parking lot is closed in the winter. They also have great neighbors that report anything out of the ordinary to her immediately. Mr. Pratt asked the timeline? Pending approval they have already contacted for delivery. Mr. Pratt asked because of the changes coming in the bylaws, once approved hopefully by April 1st. Ms. Draper said they are hoping to have it in place before then.

Mr. Yandow asked if they could move the container to 20' off property line, vs the 11' they are requesting? Ms. Draper said probably but it will impact on the green space the community uses.

Mr. Gagne asked if it was possible to place it now in an approved space and move it after the bylaw changes come. Mr. Pratt said that is possible but that would incur a cost to move it. It will be set on stone.
Mr. Gagne also recommended a lock box for the container; these are not easily broken.

- 5) **#DRB-40-2024: Arthur Boulerice** request for preliminary plat approval for a 2-lot subdivision located at 410 County Rd. in the R1/Agricultural Residential district.

Mr. Jablonski came before the board to propose a 2-lot subdivision. Mr. Boulerice is working with Vermont Land Trust to add the agricultural land to the trust. Mr. Jablonski said lot #1 38 acres will go into the land trust, lot # 2 Mr. Boulerice's house 3.03 acres, the remaining lands will stay with the farmland. Vermont Land Trust has requested a permanent easement for accessing the farmland.

Mr. Pratt asked what land on the map is going into Vermont Land Trust? Mr. Jablonski explained on the mylar.

Mr. Jablonski said Mr. Boulerice is leaving out 8 acres so that they may come back to develop later.

Mr. Pratt asked for the dimensions between Mr. Boulerice and the neighbors at two marked areas on the mylar? Mr. Jablonski estimated roughly 95'.

The board reviewed the bylaws as written and does not allow for more the 30% reduction from the proposed 200' of road frontage. Therefore, after much discussion they agreed this cannot be less than 140' at any point.

Mr. Trpovski asked if he could get a copy of the mylars they are reviewing as an adjoining landowner? Yes, he can come into the office or email Ms.

Candels for a copy.

D. Any Other Necessary Business

Mr. Savage asked if they do flood review for properties? Mr. LaBarge said that would go to the State for review then it would come back to the Development Review Board. Mr. Savage said the Planning Commission also said the Town does not offer variances for lot coverage on the Shoreland. Mr. LaBarge said that is where it is conflicting with the State, lot coverage will stay at 20%.

E. Set Tentative 2025 DRB Schedule-Subject to Change

Thursday, January 23, 2025, 6pm
Thursday, February 27, 2025, 6pm
Thursday, March 27, 2025, 6pm
Thursday, April 24, 2025, 6pm
Thursday, May 22, 2025, 6pm
Thursday, June 26, 2025, 6pm
Thursday, July 24, 2025, 6pm
Thursday, August 28, 2025, 6pm
Thursday, September 25, 2025, 6pm
Thursday, October 23, 2025, 6pm
Thursday, November 13, 2025, 6pm
Thursday, December 11, 2025, 6pm

F. Minutes of October 24, 2024, Meeting

Mr. Garrett made a motion to approve October 24, 2024, draft minutes as written, seconded by Mr. Pratt. Motion carried.

G. Public Comment

None

H. Deliberative Session

Mr. Pratt Made a motion to enter deliberative session at 7:09 pm, seconded by Mr. Yandow. Motion carried.

Mr. Pratt made a motion to exit deliberative session at 7:31 pm, seconded by Ms. Yandow. Motion carried.

Mr. LaBarge said variances are tough to approve and, in the Village, and they have always gone with the rule in the Village they allow the area that has 15' setbacks to go to 10'.

Mr. Pratt reviewed in the book the setback is 15'.

Actions Taken:

- 1) Mr. Beliveau made a motion to APPROVE DRB-36-2024 Sam and Betty LLC request for conditional use approval to convert 52 Merchants Row unit 6 from office space to a studio apartment in the CB/Central Business District as warned, seconded by Ms. Yandow. Motion carried.**
- 2) Ms. Yandow made a motion to APPROVE DRB-37-2024 Anna D'Ulisse request for conditional use approval to convert seasonal use to year-round use located at 424 Lakewood Dr. in the SR/Shoreland Recreation District as warned with final communication of approval from the State of Vermont, seconded by Mr. Pratt. Motion carried.**
- 3) Mr. Pratt made a motion to APPROVE DRB-38-2024 Swanton Recreation request conditional use approval to place a storage container located at 16 Jewett St. in the CLI/Commercial Light Industrial District as warned, seconded by Mr. LaBarge. Motion carried.**
- 4) Mr. Pratt made a motion to APPROVE DRB-39-2024 Swanton Recreation request for a variance to place a storage container located at 16 Jewett St. in the CLI/Commercial Light Industrial District to reduce the side setback from 15' to 11' as warned, seconded by Mr. LaBarge. Motion carried.**
- 5) Mr. LaBarge made a motion to CONTINUE DRB-40-2024: Arthur Boulerville request for preliminary plat approval for a 2-lot subdivision located at 410 County Rd. in the R1/Agricultural Residential district due to road frontage, narrowing of lot less the 70% rule in section 3.7 in the bylaws, seconded by Ms. Yandow. Motion carried.**

I. Adjournment

Ms. Yandow made a motion to adjourn at 7:37 pm, seconded by Mr. Beliveau Motion carried.

Respectfully submitted by,
Christina Candels-Administrative Assistant

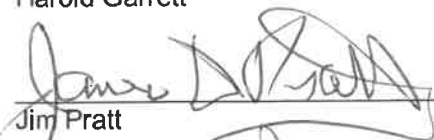

Spencer LaBarge, Chair



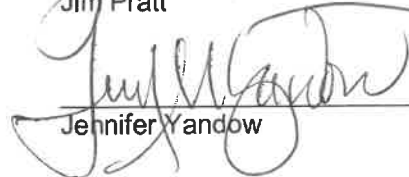
Reg Beliveau Jr.

A handwritten signature in dark ink, appearing to read "H. Garrett", written over a horizontal line.

Harold Garrett

A handwritten signature in dark ink, appearing to read "James D. Pratt", written over a horizontal line.

Jim Pratt

A handwritten signature in dark ink, appearing to read "Jennifer Yandow", written over a horizontal line.

Jennifer Yandow

