

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, September 25, 2025 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Reg Beliveau Jr, Kiersten Bourgeois, Jennifer Yandow-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town Administrator, Allen Pigeon, Mark Pfenning, Mike Blouin, Don Jarrett, Lesleigh Jarrett, Chadd Bushey, Luke Willey, Jeffery Barber

Zoom: Lauren Kinsley

Absent: Jim Pratt-Member

- 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 & members of the public (Zoom participant choose not to be sworn in)
Mr. LaBarge asked board members if they had any communication with the applicants.
Mr. LaBarge stated that he had a conversation with Mr. Pigeon regarding re-measuring for the variance needed.
 - C. Meeting Topics
 - 1) **DRB-24-2025 Michael Blouin**
 - 2) **DRB-29-205 Chadd Bushey**
 - 3) **DRB-30-2025 Mark Pfenning**
 - 4) **DRB-31-2025 Allen Pigeon**
1. **#DRB-24-2025: Michael Blouin request for sketch plan approval for a 3-lot subdivision located at 26 Ceres Circle in the R1/Rural district.**
Mr. Blouin came before the board to share he would like to subdivide his land. Currently the condos are on 1-acre lots by themselves and he would like to sell the back 54.51 acres and has a buyer who will have right-of-way access to the land currently used for hunting.
Mr. Blouin was under contract to sell 26 Ceres Circle and had intended to sell the 7.83 acres of land around the building to the owner for \$10. This land has septic systems on it for the existing duplexes.
Mr. Blouin said if that does not work out, he will sell the land around the condos to the Ceres Circle association. The deed has access to parcels.
Mr. Blouin will keep the 7.24 acres of land behind Ceres Circle that has 25' right-of-way access off Highgate Rd. Mr. Blouin has no intention currently to build on this. He would like to keep this in the event he wants to build a single-story home for himself.
 2. **#DRB-29-2025: Chadd Bushey request for final plat approval for a 3-lot subdivision located at 98 Sugar Maple Drive in the R1/Rural district.**
Mr. Bushey & Mr. Wiley came before the board for final approval.
Mr. Wiley said since the last meeting the only changes they have made is they spoke with the Jarrett's and moved the driveway over as much as possible.
Mr. Wiley said the other difference was they moved lot-3's wastewater system over a little, it will be partially off the lot with an easement. This was required when they submitted the wastewater permit.
Ms. Bourgeois driveway is directly across the proposed driveway for these lots. Mr. Wiley said lining up these driveways is the safest option vs off setting them.
The existing trees will stay.

Ms. Bourgeois asked if they would create an issue between buyers with the wastewater system being moved? Mr. Wiley said no, they will construct separate systems with deeded easements for access.

Mr. LaBarge reviewed the bylaws and the definition for Lot Shape has been removed, one of the lot's is off set but acceptable.

Mr. Jarrett said he looked at the safety of the driveway and is concerned with someone turning left out of the driveway with the speed people drive on the road. Should the driveway be placed farther north? Ms. Yandow said the proposed driveway is directly across from an existing driveway. Mr. LaBarge said they will discuss this.

Mr. Wiley said moving the driveway north would disrupt the plan as well as wastewater placement.

3. #DRB-30-2025: Mark Pfenning request for boundary line adjustment located at 45 & 75 Lakewood Drive located in the R1/Rural district.

Mr. Pfenning came before the board requesting a boundary line adjustment.

Mr. Pfenning said the property is currently 15.93 acres and he would like to reduce the lot-1 with the house to 2.88 acres and the lot behind to 13.05 acres adding that acreage to 40 Lakewood Dr, this lot will then be 50.40 acres.

Mr. Pfenning said everything for the mound system and replacement will be on the smaller lot.

Ms. Bourgeois asked what the land across the street is for? That .14 acre is the lake access for the existing house.

4. #DRB-31-2025: Allen Pigeon request for variance for the south side setback to build a single-family dwelling located at 317 St. Albans Road in the R1/Rural district.

Mr. Pigeon came before the board to request a variance to build his house.

Mr. LaBarge said Ms. Giroux went and measured the lines with Mr. Pigeon.

Mr. Pigeon initially used a wheel, which proved inaccurate, and then he re-measured the line with a standard tape measure to obtain a more precise measurement.

Mr. Pigeon said the foundation is 22'6" from the property line.

Mr. Pigeon said after the last meeting he also spoke with the neighbor (Mr. Barber) and he is fine with Mr. Pigeon's request.

Mr. Barber said things are good between him & Mr. Pigeon. Mr. LaBarge said the variance is on Mr. Pigeon's side and Mr. Barber will not lose any land, this is how close he is to the property line.

Ms. Yandow said the whole house is not non-compliant, only a corner of the house/foundation. Mr. Pigeon said it is only 15'-18'

The board thanked Mr. Pigeon for discussing this with his neighbor and making it right.

D. Minutes from DRB Meeting August 28, 2025

Ms. Yandow made a motion to approve the minutes of August 28, 2025, DRB Meeting minutes as written, seconded by Ms. Bourgeois. Motion carried.

E. Any Other Business
None

F. Public Comment
None

G. Set the Next DRB Meeting
Thursday, October 23, 2025, 6:00pm.

H. Executive Session
Ms. Bourgeois made a motion to enter executive session at 6:41 pm, seconded by Ms. Yandow. Motion carried.

Mr. Beliveau made a motion to exit executive session at 7:23 pm, seconded by Ms. Yandow. Motion carried.

Actions Taken:

- 1) **Ms. Yandow made a motion for DRB-24-2025: Michael Blouin request for sketch plan approval for a 3-lot subdivision located at 26 Ceres Circle in the R1/Rural district be APPROVED AS WARNED, seconded by Ms. Bourgeois. Motion carried.**
- 2) **Ms. Bourgeois made a motion for DRB-29-2025: Chadd Bushey request for final plat approval for a 3-lot subdivision located at 98 Sugar Maple Drive in the R1/Rural district be APPROVED AS WARNED, seconded by Ms. Yandow. Motion carried.**
- 3) **Mr. Beliveau made a motion for DRB-30-2025: Mark Pfenning request for boundary line adjustment located at 45 & 75 Lakewood Drive located in the R1/Rural district be APPROVED AS WARNED, seconded by Mr. LaBarge. Motion carried.**
- 4) **Mr. LaBarge made a motion for DRB-31-2025: Allen Pigeon request for a variance for the south side setback to build a single-family dwelling located at 317 St. Albans Road in the R1/Rural district be APPROVED AS WARNED, Mr. LaBarge said as a board they feel that the whole building is not out of compliance just a portion (2.6' out of compliance closer) and the neighbor has stated he is ok with this, seconded by Mr. Beliveau. Motion carried.**

I. Adjournment

Ms. Bourgeois made a motion to adjourn the meeting at 7:26 pm, seconded by Mr. Beliveau. Motion carried.

Respectfully Submitted by
Christina Candels-Assistant Town Administrator