

**TOWN OF SWANTON  
DRAFT MINUTES  
DEVELOPMENT REVIEW BOARD (DRB)  
TOWN OFFICE BUILDING  
One Academy Street  
Swanton, VT 05488  
In Person & By ZOOM  
Thursday, November 20, 2025 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Jim Pratt, Jenniefer Yandow, Reg Beliveau Jr.  
-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town  
Administrator, Cristian Jablonski, Luanne Collins, Pierre LaRocque, Andrew  
Brace, Shelby Hawkins  
Absent: Kiersten Bourgeois  
Zoom: No Attendance

A. Call to Order

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

B. Agenda Review

Mr. LaBarge reviewed the agenda, swore in applicants, board members  
and members of the public.

Mr. LaBarge asked board members if they had any conflicts, they had  
none.

C. Meeting Topics:

- 1) **DRB-30-2025: Louanne Collins**
- 2) **DRB-31-2025: Richard Cummings**
- 3) **DRB-32-2025: Judith Vogt & John James / Kelly Faulkner &  
Stephie Ouimette**

1. **#DRB-30-2025: Louanne Collins** request for boundary line adjustment  
located at 39 Spring Street in the R5/Residential district.  
Mr. Jablonski, Ms. Collins and Mr. LaRocque came before the board to  
share plans to take three existing lots and make them two conforming lots.  
The old barn will be removed.  
Mr. Brace and Ms. Hawkins as abutters clarified this will not affect their  
property, it will not. Ms. Giroux showed them the mylar.
2. **#DRB-31-2025: Richard Cummings** request for boundary line adjustment  
located at 67 Lydia's Ridge & 22 Bushey Road in the SG/Southern Growth  
district.  
Mr. Cummings was not present for the meeting.
3. **#DRB-32-2025: Judith Vogt & John James / Kelly Faulkner &Stephie  
Ouimette** request for boundary line adjustment located at 91 & 93 Canada  
Street in the R5/Residential district.  
Mr. Jablonski shared plans for a boundary line adjustment from 93 Canada  
Street giving .08 of an acre of land to 91 Canada Street.

D. Minutes DRB October 23, 2025

**Mr. Pratt made a motion to approve the meeting minutes from October 23, 2025, as written second, by Ms. Yandow. Motion carried.**

E. Any Other Necessary Business

- Mylars to sign.
- Meeting dates for 2026

**Mr. Beliveau made a motion to approve the dates for 2026 as written, seconded by Mr. Pratt. Motion carried.**

F. Public Comment

None

G. Executive Session

**Ms. Yandow made a motion to enter executive session at 6:16 pm, seconded by Mr. Pratt. Motion carried.**

**Mr. Pratt made a motion to exit executive session at 6:32 pm, seconded by Ms. Yandow. Motion carried.**

Action Taken:

- 1) **Ms. Yandow made a motion to APPROVE DRB-30-2025: Louanne Collins request for boundary line adjustment located at 39 Spring Street in the R5/Residential district APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 2) **Mr. LaBarge made a motion to APPROVE DRB-31-2025: Richard Cummings request for boundary line adjustment located at 67 Lydia's Ridge & 22 Bushey Road in the SG/Southern Growth district APPROVED AS WARNED, seconded by Mr. Pratt. All Nays. \* Motion DENIED because the applicant was not present.**
- 3) **Mr. Beliveau made a motion to APPROVE DRB-32-2025: Judith Vogt & John James / Kelly Faulkner &Stephie Ouimette request for boundary line adjustment located at 91 & 93 Canada Street in the R5/Residential district APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**

H. Adjournment

**Ms. Yandow made a motion to adjourn the meeting at 6:34 pm, seconded by Mr. Pratt. Motion carried.**

Respectfully submitted by  
Christina Candels-Assistant Town Administrator