

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM**

Thursday, January 22, 2026 @ 6:00 p.m.

Present: Spencer LaBarge-Chair, Reg Beliveau Jr., Kiersten Bourgeois, Jim Pratt, Jennifer Yandow-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town Administrator, Richard Cummings

Zoom: Pamela Marshall

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 applicant, board members and members of the public.

Mr. LaBarge read the definition of Interested Persons and verified with board members they had no conflict of interest.

C. Meeting Topics:

DRB-01-2026: Richard Cummings

DRB-02-2026: Richard Cummings

DRB-03-2026: Richard Cummings

DRB-03-2026: Richard Cummings

- 1. #DRB-01-2026: Richard Cummings** request for boundary line adjustment located at 67 Lydia's Ridge & 22 Bushey Road located in the SG/Southern Growth district.
Mr. Cummings came before the board to share his plan to square up the lot from the church, transferring a portion of land back to him from the church. Mr. Cummings said when he had the water line brought in the church was able to connect to the municipal water. This was how they were able to trade the land for water. This lowered their insurance because of access to a fire hydrant.
Mr. Pratt said the map needed to be corrected, the acreage listed incorrectly.
- 2. #DRB-02-2026: Richard Cummings** request for boundary line adjustment located at 110 & 179 Jerrymill Lane located in the SG/Southern Growth district.
Mr. Cummings shared this boundary line adjustment is to allow the owner to buy 20' more land for the trees that have been planted on the property line (Lot-16).
This decision was amicably decided on with the property owners. Mr. Cummings will retain a portion of land for a walking path connecting Lydias Ridge.
- 3. #DRB-03-2026: Richard Cummings** request for boundary line adjustment located at 174 & 179 Jerrymill Lane located in the SG/Southern Growth district.
Mr. Cummings shared this boundary line adjustment is allowing more land for lot-15 due to wetlands on lot-14.
This will make lot-14 larger so they can build a house within the setbacks.
- 4. #DRB-04-2026: Richard Cummings** request for boundary line adjustment located at 8 & 10 Bushey Road in the SG/Southern Growth district.

Mr. Cummings shared he is making this lot larger so it can be sold to a developer. Due to Act-250's rules he has developed what he can and will sell to another developer.

Mr. Beliveau verified the width of the road to change from 60' to 50' between the lots.

Mr. Cummings said yes, that is sufficient for what is needed. He intends to ensure Lydia's Ridge is connected to State Drive.

D. Minutes from DRB Meeting November 20, 2025

Ms. Yandow made a motion to approve the DRB minutes November 20, 2025, as written, seconded by Mr. Beliveau. Motion carried.

E. Any Other Business

None

F. Public Comment

None

G. Next DRB Meeting

February 26, 2026

H. Executive Session

Mr. Pratt made a motion to enter Executive Session at 6:19 pm, seconded by Ms. Yandow. Motion carried.

Ms. Bourgeois made a motion to exit Executive Session at 6:26 pm, seconded by Mr. Pratt. Motion carried.

Actions Taken:

- **Mr. LaBarge made a motion that all Deliberative Sessions be held in Executive Session for 2026, seconded by Ms. Bourgeois. Motion carried.**
- 1) **Mr. Pratt made a motion for DRB-01-2026: Richard Cummings request for boundary line adjustment located at 67 Lydia's Ridge & 22 Bushey Road located in the SG/Southern Growth district with the change to the mylar to state the correct original acreage be 4.64 and reduced 4.03, be APPROVED seconded by Mr. Beliveau. Motion carried.**
- 2) **Mr. Beliveau made a motion for DRB-02-2026: Richard Cummings request for boundary line adjustment located at 110 & 179 Jerrymill Lane located in the SG/Southern Growth district be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 3) **Ms. Yandow made a motion for DRB-03-2026: Richard Cummings request for boundary line adjustment located at 174 & 179 Jerrymill Lane located in the SG/Southern Growth district be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**
- 4) **Ms. Bourgeois made a motion for DRB-04-2026: Richard Cummings request for boundary line adjustment located at 8 & 10 Bushey Road in the SG/Southern Growth district be APPROVED AS WARNED, seconded by Mr. Pratt. Motion carried.**

I. Adjournment

**Ms. Yandow made a motion to adjourn at 6:30 pm, seconded by Mr. Pratt.
Motion carried.**

Respectfully Submitted by
Christina Candels-Assistant Town Administrator