

**TOWN OF SWANTON
DRAFT MINUTES
DEVELOPMENT REVIEW BOARD (DRB)
TOWN OFFICE BUILDING
One Academy Street
Swanton, VT 05488
In Person & By ZOOM
Thursday, February 26, 2026 @ 6:00 p.m.**

Present: Spencer LaBarge-Chair, Kiersten Bourgeois, Jim Pratt, Jennier Yandow, Reg Beliveau Jr-Members, Amy Giroux-Zoning Administrator, Christina Candels-Assistant Town Administrator, Chelsea Lumbra, Vawn Edele, Judy Paxman

Zoom: Peter Garceau, Richard Colbourne

- A. Call to Order
Mr. LaBarge called the meeting to order at 5:58 pm.
- B. Agenda Review:
Mr. LaBarge reviewed the agenda, swore in applicants board members and members of the public in person and on zoom.
Mr. LaBarge verified with the board members they had no conflicts of interest.
- C. Meeting Topics:
DRB-05-2026: Brooklyn Street, LLC
DRB-06-2026: Richard Colbourne
- 1) **DRB-05-2026: Brooklyn Street, LLC** request for conditional use approval to convert commercial space into 9 apartments located at 6 Brooklyn Street in the TCD/Transitional Commercial district.
- Mr. Edele came before the board to discuss the plan to turn the existing Maple City building into 9 apartments. There are no exterior footprints or site plan changes. The plan displays 22 parking spaces.
Mr. Pratt said any steps for egress should be in the plans; these can be added.
Mr. Garceau said the plan is to have 1-2 bedroom, 3-studio and 5-1-bedroom apartments. The building is connected to Swanton Village water & sewer. The State fire marshal permit will need to be given to the Zoning Administrator.
- 2) **DRB-06-2026: Richard Colbourne** request for variance to build a 2nd story addition above the garage located at 262 Lakewood Drive on the SL/Shoreland district.
- Ms. Lumbra came before the board as the contractor of the project. Ms. Lumbra said the plan is to remove the roof and add 8' 2nd-story bonus room.
The existing garage was built with an approved variance in 2002.
Mr. Pratt said the bylaw states the construction will need to be completed in 1 year or less and they cannot change the outside dimensions or setbacks.
Ms. Lumbra said the project will be completed in 6-8 weeks and they are not making any other changes.
Ms. Lumbra said there is an existing breezeway that will be closed in.
- D. Any Other Necessary Business
None
- E. Minutes from January 22, 2026, DRB Meeting
Mr. Pratt made a motion to approve the minutes of January 22, 2026, as written, seconded by Ms. Bourgeois. Motion carried.
- F. Public Comment
None

- G. Set Next DRB Meeting
Thursday, March 26, 2026, at 6:00 pm.
- H. Executive Session to review applications
Ms. Yandow made a motion to enter executive session at 6:25 pm, seconded by Mr. Pratt. Motion carried.

Mr. Pratt made a motion to exit executive session at 6:35 pm, seconded by Ms. Bourgeois. Motion carried.

Action Taken:

- 1) **Mr. Beliveau made a motion for DRB-05-2026: Brooklyn Street, LLC request for conditional use approval to convert commercial space into 9 apartments located at 6 Brooklyn Street in the TCD/Transitional Commercial district be APPROVED AS WARNED on the condition the State permits are on file with the Zoning Administrator, seconded by Mr. Pratt. Motion carried.**
 - 2) **Ms. Yandow made a motion for DRB-06-2026: Richard Colbourne request for variance to build a 2nd story addition above the garage located at 262 Lakewood Drive on the SL/Shoreland district be APPROVED AS WARNED based on the previous variance that was approved June 3, 2002, this construction will not increase the nonconformity, seconded by Mr. LaBarge. Motion carried.**
- I. Adjournment
Ms. Yandow made a motion to adjourn the meeting at 6:36 pm, seconded by Ms. Bourgeois. Motion carried

Respectfully submitted by
Christina Candels-Assistant Town Administrator